

Foxhall



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Alexandra Road

Northgate Catchment Area, Ipswich, IP4 2RH

Offers in excess of £170,000



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Front Garden

Attractive mid height brick wall with a wrought iron pedestrian gate leading into the front garden, pathway to the front door, shingle to the side.

Dining Room

10'3 x 10'2 (3.12m x 3.10m)

Glazed and uPVC entrance door, original wood flooring, radiator, double glazed window to the front, feature fireplace with an electric inset coal effect fire, two alcoves either side one of which has a cupboard which has a gas meter however the pipes have been capped off so potential to re-instate gas fire, phone points, door to lobby area, arch through under the stairs which has a cupboard housing the electric board and fitted shelves, fitted recess for storage as well as installing a desk if needs be but equally the light from the property flows from the front through to the back.

Lounge

11'5 x 10'2 (3.48m x 3.10m)

Under stairs cupboard for storage, laminate flooring, uPVC and glazed door out to the rear garden, through to the kitchen, radiator and attractive wall panelling.

Kitchen

8'11 x 6'4 (2.72m x 1.93m)

Comprising of wall and base units with cupboards and drawers under and work surfaces over, integrated oven with stainless steel four ring gas hob over the top, extractor over the top, double glazed window to the side, splashback tiling, vinyl flooring, door through to the rear lobby, space and plumbing under counter for a washing machine, space for a fridge freezer, under counter freezer, stainless steel 1 1/2 sink bowl drainer unit with mixer tap and alcove into rear lobby.

Lobby Area

Door to lounge, door to dining room and stairs up to the

first floor, utility cupboard, wall mounted Alpha combination boiler, plenty of storage.

Bathroom

7'3 x 4'10 (2.21m x 1.47m)

P shaped panel bath with shower over, curved solid shower screen, obscure double glazed window to the rear, splashback tiling, vinyl flooring, radiator, low flush WC, vanity wash hand basin, extractor fan.

First Floor Landing

Door to bedroom one, door to bedroom two.

Bedroom One

11'4 x 10'3 (3.45m x 3.12m)

Double glazed window to rear, original wooden flooring, radiator and step down to bedroom three.

Bedroom Two

11'6 x 10'2 (3.51m x 3.10m)

Double glazed window to front, radiator, storage cupboard and carpet.

Bedroom Three

8'6 x 6'4 (2.59m x 1.93m)

Double glazed window to rear, radiator and original wooden flooring.

Rear Garden

42'1" x 10'3" (12.85 x 3.133)

Steps into the rear garden, pathway and archway of mature vine with a multitude of grapes already over it into the main formal garden comprising of a large patio area suitable for alfresco dining, lawned area with borders either side with planting, shed (to stay) approx. 5' x 7', pedestrian gate through to shared access for rear of the properties, outside tap, mature planting throughout the garden with hydrangea and camellias for instance.

Agents Notes

Tenure - Freehold
Council Tax Band - A







Road Map



Hybrid Map



Terrain Map



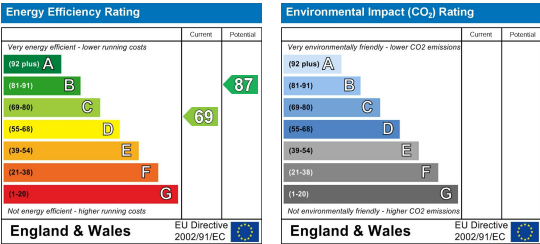
Floor Plan



Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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