

Foxhall



Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

Unit 4, Ropes Drive
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

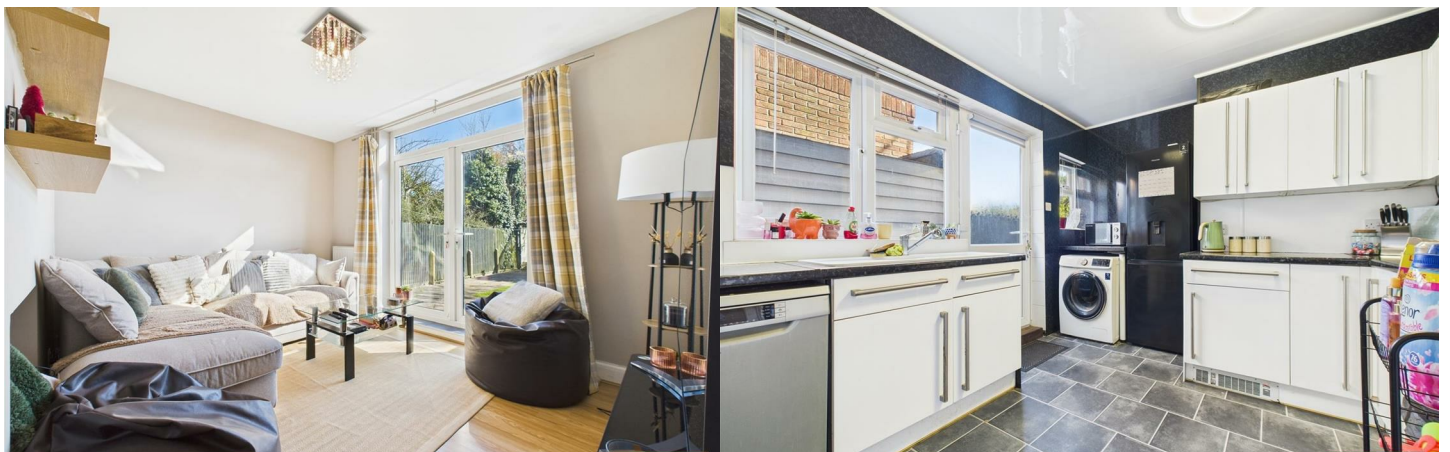
www.foxhallestateagents.co.uk



Whitby Road

East Ipswich, Ipswich, IP4 4AE

Offers over £260,000



Whitby Road

East Ipswich, Ipswich, IP4 4AE

Offers over £260,000



Front Garden

Off road parking for two cars comfortably via hard standing concrete accessible via a drop down curb, with a shingle border with shrubs, there is a pathway leading to the front door, which is accessible via a storm porch with tiled walls and Victorian style tiled flooring and a gate accessing the rear garden.

Entrance Hall

UPVC door to the side giving access into the entrance hall, which gives you access to the stairs to the first floor, door to the lounge, door to the kitchen, dining room/second reception room.

Lounge

11'10" x 10'6" (3.63 x 3.21m)

Double glazed bay window facing the front, radiator, feature fireplace with a wooden mantle and a corner built in storage unit.

Kitchen

11'7" x 8'1" (3.54 x 2.47m)

Two double glazed window facing the side, UPVC obscure double glazed door going out to the side passage, wall and base fitted units with cupboards and drawers, plumbing for a washing machine, space for a fridge freezer, radiator, space for a single oven with a cooker hood above. Wall mounted Baxi platinum boiler which is regularly serviced and roughly around 12 years old. Wall mounted extractor fan, plumbing for a slimline dishwasher, tiled splashback with the walls mainly made up of splashback boarding, wine shelving, 1 1/2 sink bowl and drainer unit with mixer tap and plenty of storage space.

Dining Room / Second Reception Room

11'11" x 9'3" (3.64 x 2.82m)

Double glazed French style doors leading to the rear garden with a double glazed window above, laminate flooring and a radiator.

Landing

Access to a storage cupboard, airing cupboard and doors to bedroom one, door to bedroom two, door to bedroom three and a door to the bathroom.

Bedroom One

11'11" x 9'4" (3.64 x 2.85)

Double glazed window facing the front and a radiator

Bedroom Two

11'7" x 10'5" (3.55 x 3.20m)

Double glazed window facing the rear and a radiator.

Bedroom Three

8'8" x 8'0" (2.65 x 2.44m)

Double glazed window facing the side and a radiator

Bathroom

Two obscured double glazed windows facing the side, panel bath with mixer tap and shower attachment over with a sliding curtain, pedestal wash hand basin with hot and cold taps, low flush W.C, access to the loft which is part boarded and has a light. Extractor fan, wall light and heater, lino flooring with the walls mainly made up of tiles and splashback boarding.

Rear Garden

South facing fully enclosed rear garden that includes the garage and carport. At the end of the carport, there is a light in the carport area and there are full size double gates opening onto the driveway leading to Brunswick

Road.

Large patio and pathway area mainly laid to lawn with a flower bed border, outside tap and access down the side to the front of the property via a gate. PIR Lighting is to the Patio area and also the path to the front door.

Garage

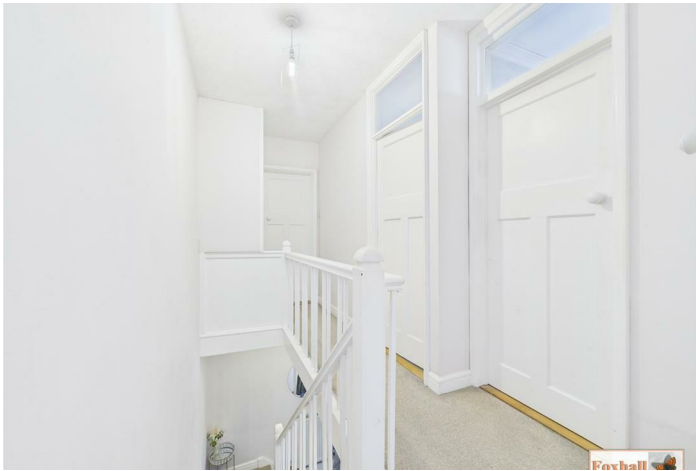
Garage to the rear of the garden accessible via Brunswick road, a manual up and over door, power and lighting and a side door for access.

Agents Notes

Tenure - Freehold

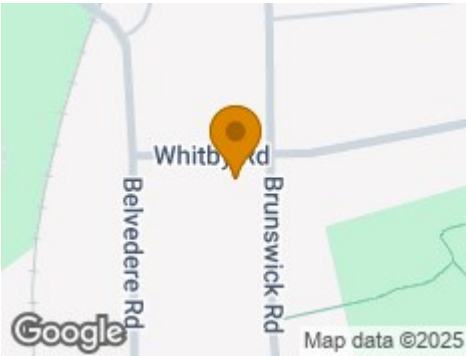
Council Tax Band - B







Road Map



Hybrid Map



Terrain Map



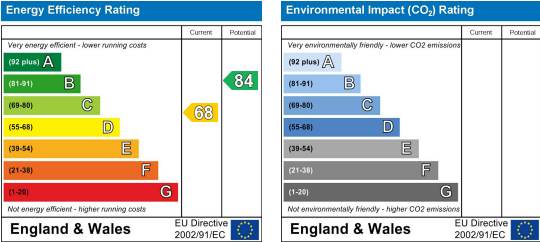
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.