

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



Lupin Road

Chantry, Ipswich, IP2 0XB

Guide price £200,000



Lupin Road

Chantry, Ipswich, IP2 0XB

Guide price £200,000



Front Garden

Block paved driveway suitable for off road parking and door to the front door

Entrance Hallway

Double glazed door with obscured window panels, laminate flooring, radiator, stairs up to the first floor, door to the lounge, cupboard housing the electric fuse board.

Kitchen

9'0" x 6'2" (2.74m x 1.88m)

Comprising of wall and base units with cupboards and drawers under and solid wood worksurfaces over, stainless steel 1 1/2 sink bowl drainer unit with mixer tap over, double glazed window to the rear, splashback tiling, space for full height fridge freezer and free standing gas oven, space and plumbing for a washing machine, radiator with vinyl flooring.

Lounge / Diner

23'5" x 10'5 (7.14m x 3.18m)

Double glazed window to the front, laminate flooring, double glazed french doors to the rear, door to the kitchen, space underneath the stairs for storage, cupboard housing the gas meter, two radiators, aerial and phone point.

Landing

Doors to bedroom one, bedroom two and the family bathroom.

Bedroom One

12'9" x 10'5" (3.89m x 3.18m)

Double glazed window to the front, carpet flooring, large double built in wardrobe, radiator and over stairs cupboard.

Bedroom Two

10'3" x 7'4" (3.12m x 2.24m)

Double glazed window to the rear, laminate flooring, large double built in wardrobe, radiator

Family Bathroom

5'6" x 5'11" (1.68m x 1.80m)

Panelled bath with mixer tap over and shower over, mermaid splashback, obscured double glazed window to the rear, low flush W.C, vanity wash hand basin, radiator, extractor fan and vinyl flooring.

Rear Garden

16'11" x 41'11" (5.164 x 12.787)

Large patio area, suitable for al fresco dining, steps up to the rear garden with a shed approx 6' x 8' (to stay), outside tap. pedestrian gate to the rear with passageway

Parking

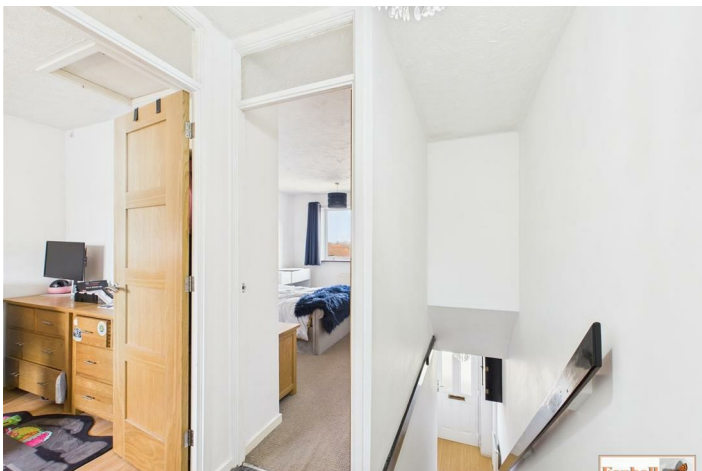
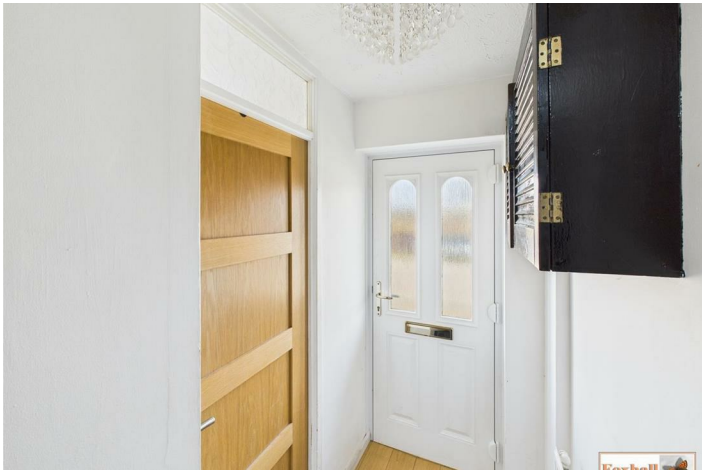
Together with the parking space on the driveway of the property there is also parking space to the rear of the property, although this is not numbered one of these parking spaces comes with the property.

Agents Notes

Tenure - Freehold

Council Tax Band - B





Road Map



Hybrid Map



Terrain Map



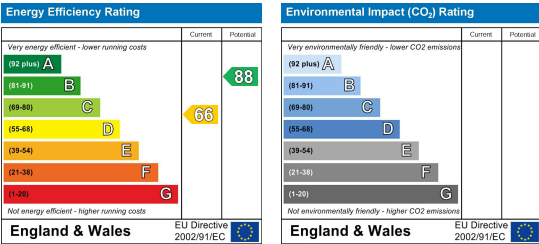
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.