

Foxhall



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Capel Drive

Felixstowe, IP11 2FR

Asking price £235,000



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Front Garden

Front garden has been stoned over with driveway providing an excellent area of off road parking, along with a concrete pad to the side of the property providing additional off road parking, for at least three cars to the front, with a gated side access leading to the rear garden with an outside tap to the front of the house under the kitchen window.

Entrance Hallway

Obscure double glazed entrance door to entrance hall, radiator, coving, fuse box, Vaillant boiler (2022), doors to kitchen & lounge/diner.

Kitchen

7'10" x 8'5" (2.39m x 2.57m)

Well fitted comprising single drainer stainless steel sink unit, with cupboards and drawers and appliance space under, roll top work surfaces and wall mounted cupboards over, double glazed window to the front with fitted roller blinds and an extractor hood.

Lounge / Diner

11'10" x 15'4 (3.61m x 4.67m)

Double glazed patio doors overlooking the rear garden, coving, radiator, stairs off to the first floor.

Landing

Coved ceiling, loft access (vendor advises mainly boarded), doors to bedroom one, bedroom two and the bathroom

Bedroom One

11'10" x 12'4" (3.61m x 3.76m)

Double glazed window to rear, radiator, coved ceiling,

Bedroom Two

5'10" x 11'4" (1.78m x 3.45m)

Double glazed window to side, radiator, coved ceiling,

Bathroom

5'9" x 8'5" (1.75m x 2.57m)

Panel bath with mixer tap, shower attachment and screen, low level W.C, pedestal wash hand basin with mixer tap, obscure double glazed window to the front, extractor fan, heated towel rail and built in storage cupboard.

Rear Garden

The rear garden, has a recently laid patio, the garden itself is enclosed by timber fencing and is mainly laid to lawn, there is a gate to the side leading to the side driveway area. To the rear of the garden there is a decked area with personal door to the garage, with a further gate access to the side of the property leading to the parking area immediately in front of the garage.

Garage

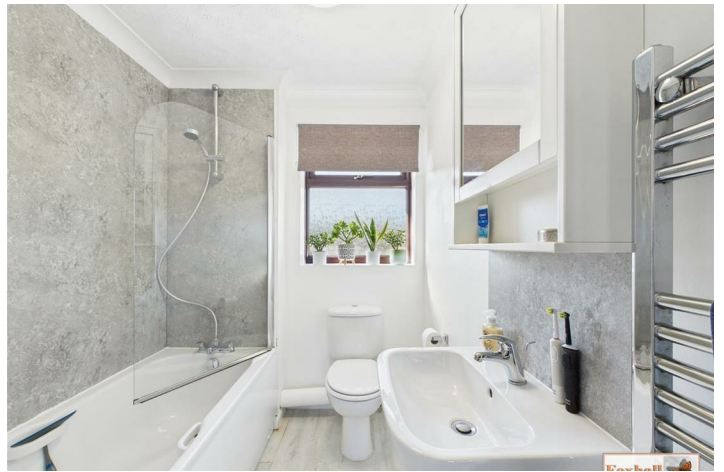
Pitched roof providing a good area of storage there is a separate fuse box, power and light with up and over garage door.

Agents Notes

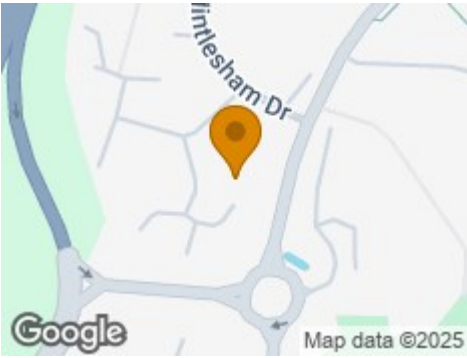
Tenure - Freehold

Council Tax Band - B





Road Map



Hybrid Map



Terrain Map



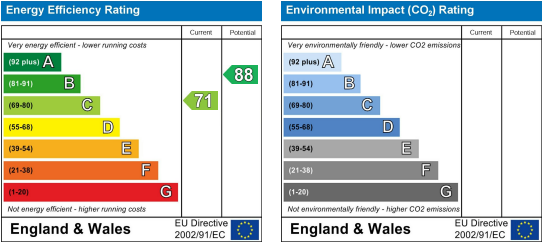
Floor Plan



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



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