

Foxhall



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Beech Grove

Rivers Area, Ipswich, IP3 0NX

Asking price £265,000



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Front Garden

Front garden has been stoned and provides off road parking with pathway to the front door.

Entrance Hall

New leaded light style front door with obscure double glazed side panels opening to the entrance hall, with stairs off to the first floor and cupboard under and doors to the lounge and dining room.

Lounge

11'8" x 10'5" plus bay (3.56m x 3.18m plus bay)

Double glazed bay window to the front, radiator, striped door, exposed wooden flooring, attractive wooden fire surround with tiled backing, picture rail.

Dining Room

11'1" x 9'6" (3.38m x 2.90m)

Double glazed door to the outside, double glazed window to rear, radiator, stripped door, exposed wooden flooring, picture rail.

Kitchen with Pantry Recess

8'0" x 7'7" (2.44m x 2.31m)

Comprising single drainer sink with a mixer tap, cupboards, drawers and appliance space under, good range of work surfaces with drawers and further cupboards and appliance space under, with wall mounted cupboards over. Under-counter oven with hob over, radiator, double glazed window and door to the outside.

Pantry recess with obscure double glazed window to the side housing the BAXI boiler (2020).

Landing

Doors to bedroom one, bedroom two, bedroom three and bathroom

Bedroom One

10'4" x 10'10" (3.15m x 3.30m)

Double glazed bay window to the front, attractive fireplace with tile backing and hearth, radiator and picture rail.

Bedroom Two

11'1" x 10'10" (3.38m x 3.30m)

Double glazed window to the rear, attractive fireplace with tile backing and hearth, radiator and picture rail.

Bedroom Three

7'4" x 6'1" (2.24m x 1.85m)

Double glazed window to the front, radiator and picture rail.

Bathroom

6'1" x 6'1" (1.85m x 1.85m)

Panel bath with mixer tap with overhead and hand held shower attachment with screen, low flush W.C, pedestal wash hand basin, tiled flooring, double glazed obscure window to the rear, extractor fan, access to the loft and heated towel rail.

Rear Garden

Is of a good size and as previously mentioned South westerly facing, with patio mainly laid to lawn, enclosed by fencing. Roses, shrubs, garden shed and potential garden/ vegetable patch area to the rear.

Agents Notes

Tenure - Freehold
Council Tax Band - B





Road Map



Hybrid Map



Terrain Map



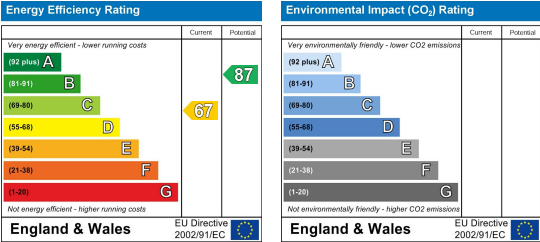
Floor Plan



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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