

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



Fairfield Road

South East Ipswich, IP3 9LB

Offers in excess of £220,000



3



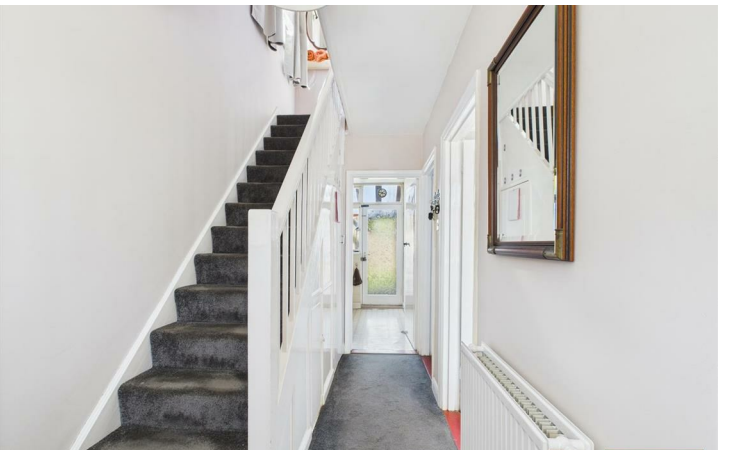
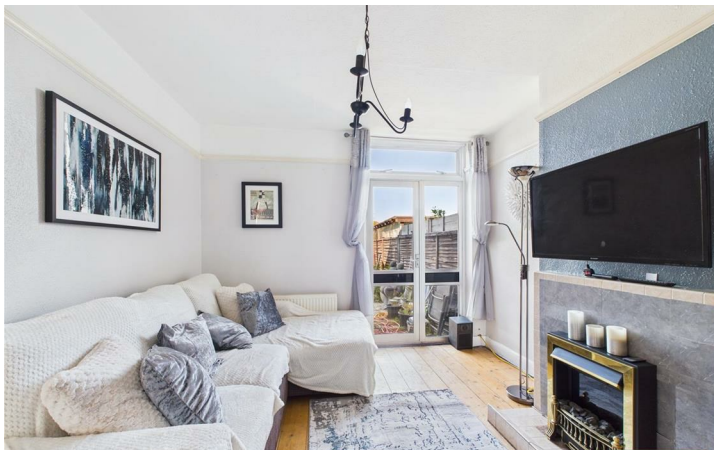
1



2



C



Fairfield Road

South East Ipswich, IP3 9LB

Offers in excess of £220,000



Front Garden

Benefits from off road parking for two cars

Entrance Porch

Entrance door to entrance porch with a further door to entrance hall.

Hallway

12'9" x 5'4" (3.89m x 1.63m)

Stairs off to first floor with cupboards under housing BAXI boiler, radiator, doors to kitchen, lounge and dining room.

Lounge

11'2" x 10'4" (3.40m x 3.15m)

Double glazed window to the front, radiator, tiled fire place with gas fire (not tested)

Dining Room

11'3" x 10'4" (3.43m x 3.15m)

Double glazed door to the rear, radiator, tiled fire place with electric fire.

Kitchen

7'10" x 5'4" (2.39m x 1.63m)

Comprises single drainer sink unit with mixer tap, roll top work surfaces with cupboards and drawers under wall mounted cupboards over, door to rear porch.

Rear Porch

Brick storage shed with power and door to rear cloakroom.

Cloakroom

Low level W.C, radiator.

Landing

Access to loft which has a ladder, double glazed window to side and doors to bedroom one, bedroom two, bedroom three and the bathroom.

Bedroom One

11'1" x 10'2" (3.38m x 3.10m)

Double glazed window to front, radiator

Bedroom Two

11'2" x 10'4" (3.40m x 3.15m)

Double glazed window to rear, radiator, fitted storage cupboard

Bedroom Three

7'8" x 5'5" (2.34m x 1.65m)

Double glazed window to front, radiator.

Bathroom

5'5" x 5'0" (1.65m x 1.52m)

Panel bath with shower over pedestal wash hand basin, low level W.C. Radiator and double glazed obscure window to the rear.

Rear Garden

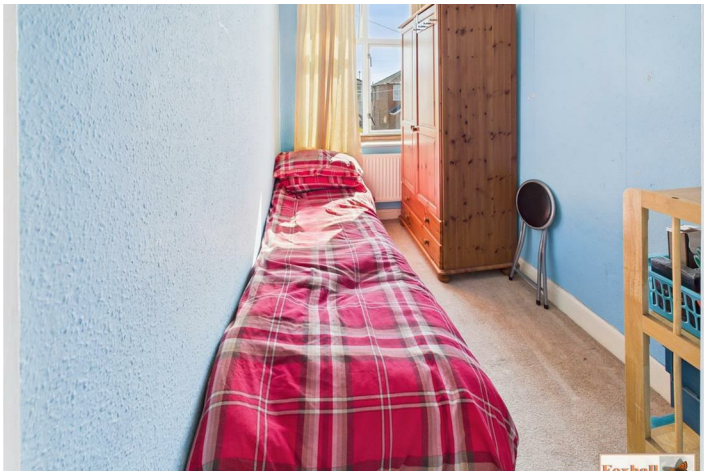
Enclosed by timber fencing, mainly laid to lawn with greenhouse and shed with power and an outside tap.

Agents Notes

Tenure - Freehold

Council Tax Band - B





Road Map



Hybrid Map



Terrain Map



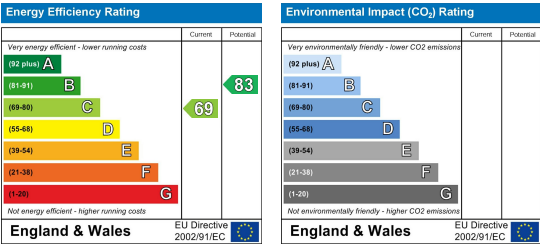
Floor Plan



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.