

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



Gloucester Road

East Ipswich, IP3 9LF

Offers in excess of £275,000



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Front Garden

Block paved driveway suitable for two-three vehicles, pathway to front door and rear access via shared driveway to the side.

Entrance Hallway

UPVC and glazed door into the entrance hallway, radiator, stairs up to first floor, doors to lounge, opening through to the kitchen/diner, cupboard under stairs with double glazed window, LVT flooring, coving, high skirting and phone point.

Lounge

15'4 x 11'3 (4.67m x 3.43m)

Double glazed bay window to the front, radiator, carpet flooring, coving, high skirting board, feature brick alcove with a electric wood burner, aerial and phone points.

Kitchen / Diner

12'10" x 18'8" (3.91m x 5.69m)

Comprising of wall and base units with cupboards and drawers under work surfaces over, stainless steel 1 1/2 sink bowl drainer unit with a directional mixer tap over, large kitchen island with inset Zanussi hob and also a power bank inset, multiple cupboards on both sides. Integrated Zanussi oven, slim cup cupboard and wide pan drawers, sockets with USB points, integrated fridge and freezer, spotlights, splashback tiling, extra spotlights in dining area, LVT flooring, high skirting boards, radiator and large double glazed patio doors to the rear and an archway to the rear lobby.

Rear Lobby / Utility Area

7'11 x 2'4 (2.41m x 0.71m)

Archway from kitchen to utility area and door to downstairs shower room and a UPVC and glazed door

to the rear garden with LVT flooring.

Utility Area - Plumbing and space for a washing machine, worksurface, double glazed window to the rear with fitted roller blind, radiator and LVT flooring.

Downstairs Shower Room

5'4 x 4'8 (1.63m x 1.42m)

Walk in shower cubicle with mermaid splashback, wash hand basin, low flush W.C, extractor fan, spotlights, double glazed obscure window to side, radiator, vinyl flooring.

Landing

Doors to bedrooms one, two, three and bathroom. Double glazed window to the side, coving and carpet flooring, fuse board and the previous loft hatch which has been sealed..

Bedroom One

15'10 x 9'6 (4.83m x 2.90m)

Double glazed bay window the front, radiator, carpet flooring, high skirting, spotlights, there is an entire wall of fitted wardrobes including a media wall in the middle.

Bedroom Two

12'11 x 10'11 (3.94m x 3.33m)

Double glazed window to the rear, radiator, carpet flooring, high skirting and coving.

Bedroom Three

9'5 x 7'6 (2.87m x 2.29m)

Laminate flooring, double glazed window to the rear with fitted roller blind, loft access via hatch with ladder, light with boarding.

Upstairs Bathroom

6'10 x 5'6 (2.08m x 1.68m)

Panel bath with shower over, mermaid backing board throughout, vanity wash hand basin, low flush W.C with concealed backplate, double glazed obscure window to the front, laminate flooring, heating towel rail, spotlights, extractor fan and shaver point via a wall light.

Rear Garden

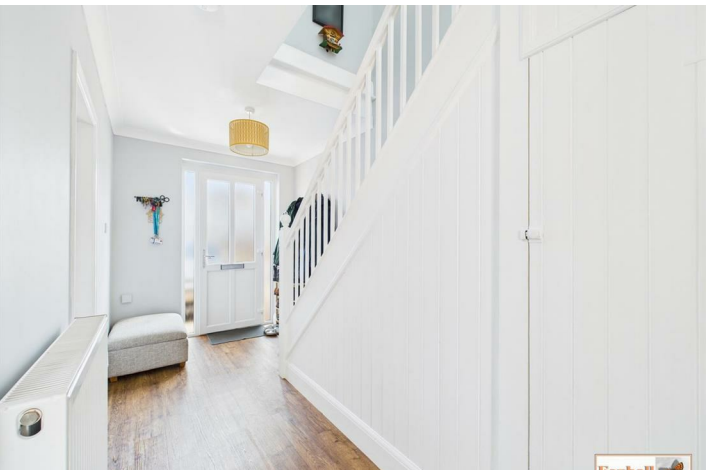
Large patio area, mainly laid to lawn, with some small trees and hardstanding at the rear with a summerhouse approx 10'7" x 14'3", 3/4 of this is the summer house with double doors opening and also windows and a 1/4 of this is a workshop/storage area, there is an outside tap and socket for power. Currently there is an opening at the start of the garden to allow access for bins, trailers, etc into the property via the shared access and you can in fact get a vehicle down the side if you wanted to.

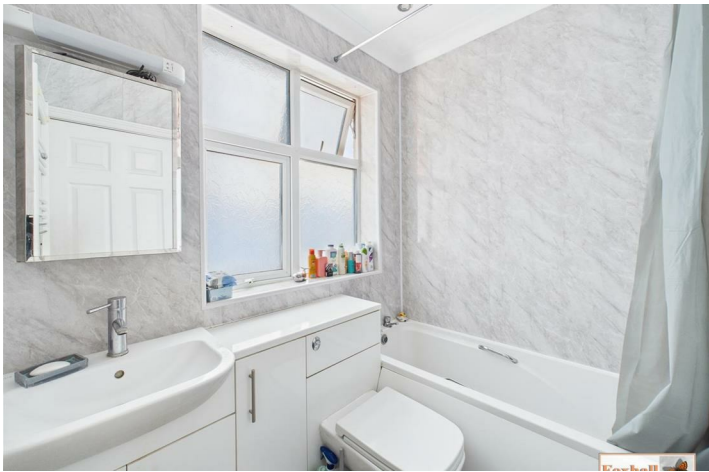
Agents Notes

Tenure - Freehold

Council Tax Band - C







Road Map



Hybrid Map



Terrain Map



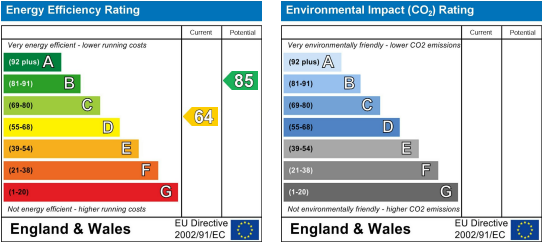
Floor Plan



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.