

Foxhall



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Britannia Road

East Ipswich, IP4 5LD

Price £230,000



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Front Garden

Of road parking for one car comfortably via a tarmac driveway accessible by a drop kerb, giving you access to the storm porch leading to the front door to the entrance hall.

Entrance Hallway

11'3" x 2'8" (3.43m x 0.81m)

Single glazed obscure window above the door facing the front, radiator, access to the stairs and door leading to the lounge/diner.

Lounge/Diner

22'4" x 10'9" (6.81m x 3.28m)

Double glazed window to the front and rear, two radiators, coving, wall lights, understairs cupboard and door leading to the kitchen.

Kitchen

13'1" x 5'8" (3.99m x 1.73m)

Double glazed window facing the rear, double glazed window facing the side, coving, wall and base fitted units with cupboards and drawers, 1 1/2 stainless steel sink bowl and drainer unit with a mixer tap, radiator, space for an oven with a cooker hood above, tiled splashback, space and plumbing for a washing machine and a door going to a rear lobby.

Rear Lobby

Single glazed obscure door to the side going out to the rear garden, sliding door to the cloakroom W.C

Cloakroom W.C

Double glazed obscure window to the side, low flush W.C, wall mounted Viessmann boiler (roughly four years old)

Landing

Access to the loft, storage cupboard, doors to bedroom one, bedroom two, bedroom three and the bathroom.

Bedroom One

13'7" x 11'0" (4.14m x 3.35m)

Two double glazed windows facing the front and a radiator.

Bedroom Two

11'0" x 8'4" (3.35m x 2.54m)

Double glazed windows facing the rear and a radiator.

Bedroom Three

8'9" x 5'9" (2.67m x 1.75m)

Double glazed windows facing the rear and a radiator.

Bathroom

6'10" x 6'1" (2.08m x 1.85m)

Double glazed window to the side, panel bath with mixer taps and a shower attachment over, spotlights, stainless steel heated towel rail, vanity wash hand basin with hot and cold taps, low flush W.C, tiled splashback, radiator and cork tiled flooring.

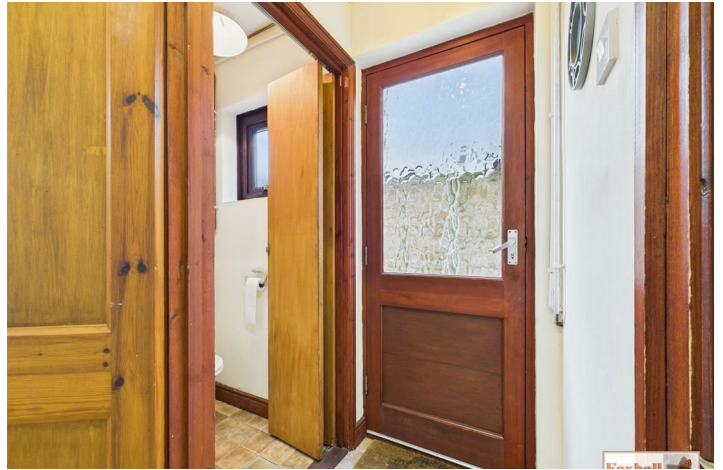
Rear Garden

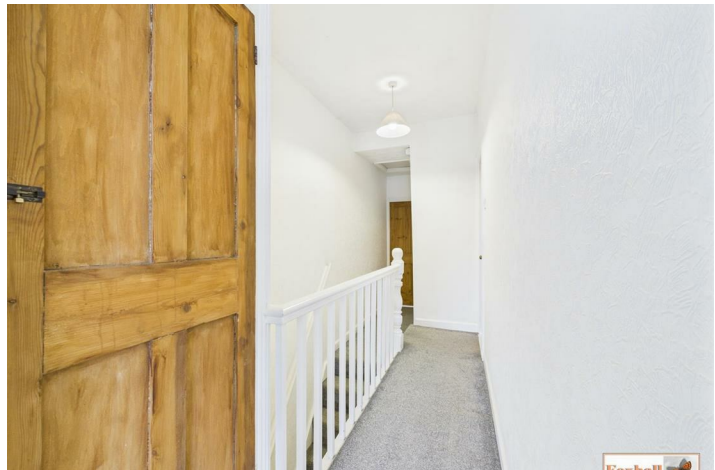
Fully enclosed westerly facing rear garden with a mixture of mature trees, shrubs and plants with stone borders, mostly laid to lawn with a large patio area, outside tap, fully enclosed by panel fencing, with a block built shed and a gate to the rear leading to a passageway.

Agents Notes

Tenure - Freehold
Council Tax Band - A







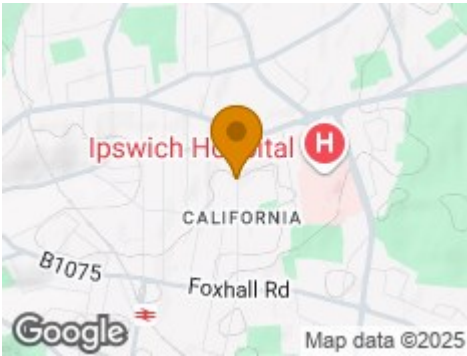
Road Map



Hybrid Map



Terrain Map



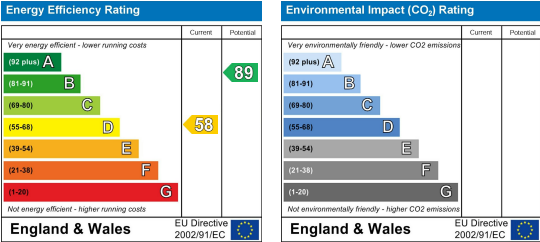
Floor Plan



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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