

# Foxhall



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## Saturn Road

West Ipswich, IP1 5PY

Guide price £200,000





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## Front Garden

Hardstanding parking for one vehicle block paved to the side for bin storage, outside light and door to the front.

## Entrance Hallway

Radiator, coving, door to cloakroom, lounge/diner, kitchen, stairs to first floor.

## Kitchen

9'11 x 5'8 (3.02m x 1.73m)

Comprising of wall and base units with cupboards and drawers under worksurfaces over, stainless steel sink and drainer unit with a mixer tap over, Hotpoint oven with gas hob over, stainless steel backplate, stainless steel Bosch extractor hood over, double glazed window to front with fitted blind, spotlights, space and plumbing for a washing machine, space for a full height fridge / freezer.

## Lounge/Diner

15'4 x 12'6 (4.67m x 3.81m)

Laminate flooring, coving, radiator, double glazed patio doors to rear, telephone and aerial point and large understairs cupboard.

## Downstairs W.C.

Pedestal wash hand basin, low flush W.C, radiator, extractor fan with splashback tiling

## Landing

Doors to bedroom one, bedroom two and the bathroom, access to loft hatch with smoke alarm.

## Bedroom One

12'6 x 9'2 (3.81m x 2.79m)

Double glazed window to the front, radiator, carpet flooring and cupboard over the stairs with Baxi wall mounted boiler approx 6 months old.

## Bedroom Two

12'6 x 9'2 (3.81m x 2.79m)

Carpet flooring, radiator, double glazed window to the rear non overlooked from the garden

## Bathroom

6'7 x 5'6 (2.01m x 1.68m)

Comprising of panel bath with a mixer tap and hand held shower over, fully tiled walls, vinyl flooring, pedestal wash hand basin, low flush W.C, shaver point.

## Rear Garden

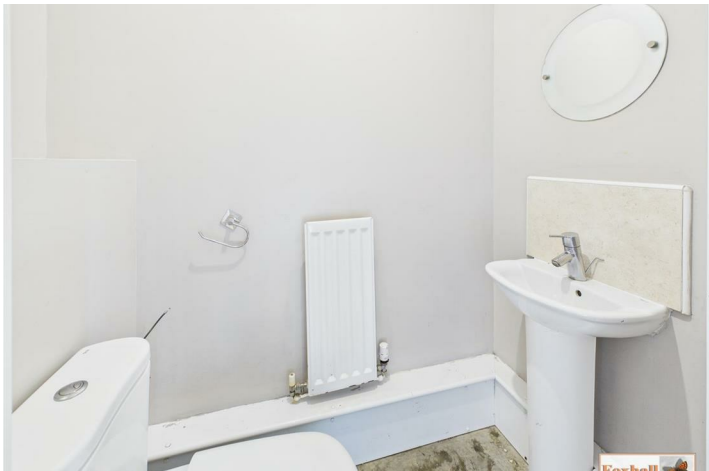
27'4" x 14'1" (8.346 x 4.301)

Fully enclosed rear garden with patio area with lawn area, outside tap and gate to rear with steps down to rear alley way and a small shed.

## Agents Notes

Tenure - Freehold

Council Tax Band - B









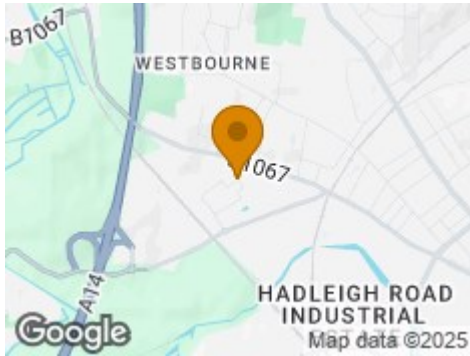
Road Map



Hybrid Map



Terrain Map



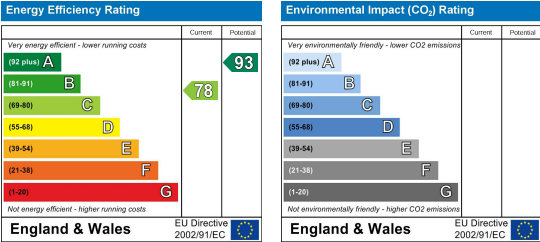
Floor Plan



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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