

Foxhall



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Wallace Road

North West, Ipswich, IP1 5BZ

Offers in excess of £180,000



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Front Garden

Partly enclosed by a mid height brick wall, mainly laid with patio slabs with stone, shingle borders, with a block paved pathway to the front door.

Lounge/Diner

23'4" x 10'9" (7.11m x 3.28m)

Double glazed window facing the front, double glazed double French style doors going out to the rear garden, built in shelving, two feature open closed off fireplaces, two radiators, coving, access to the stairs with an understairs cupboard and entrance to the kitchen.

Kitchen

12'2" x 6'1" (3.71m x 1.85m)

Double glazed window to the side with a double glazed door to the side going out to the rear garden. Comprising of wall and base fitted units with cupboards and drawers, space for a oven, stainless steel single sink bowl and drainer unit, space and plumbing for a washing machine, space for a fridge freezer, tiled splashback, coving, radiator, tiled flooring and door to the bathroom.

Bathroom

6'4" x 5'7" (1.93m x 1.70m)

Double glazed obscure window to the side, extractor fan, spotlights, panel bath with mixer taps and a shower attachment over with waterfall shower head, tiled flooring, stainless steel heated towel rail, vanity unit which has a wash hand basin with mixer tap and low flush W.C, with half tiled walls and splashback.

Landing

Coving, doors to bedroom one and two

Bedroom One

10'9" x 10'6" (3.28m x 3.20m)

Double glazed window to the front, coving, radiator,

laminate flooring and a storage cubby hole which access over the stairs and access to the loft, housing the Worcester combi boiler (installed in Oct 2024). Loft has access to a light and is part boarded but there is no ladder.

Bedroom Two

10'11" x 9'9" (3.33m x 2.97m)

Double glazed window facing the rear, coving, radiator and laminate flooring.

Rear Garden

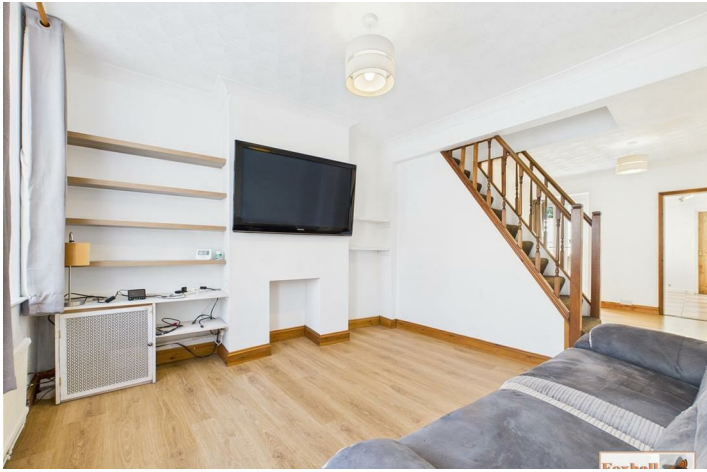
Fully enclosed via panel fencing easterly facing rear garden with a large patio area, outside tap, greenhouse, pathway leading to the bottom of the garden to a shed and a rear gate.

Agents Notes

Tenure - Freehold

Council Tax Band - A





Road Map



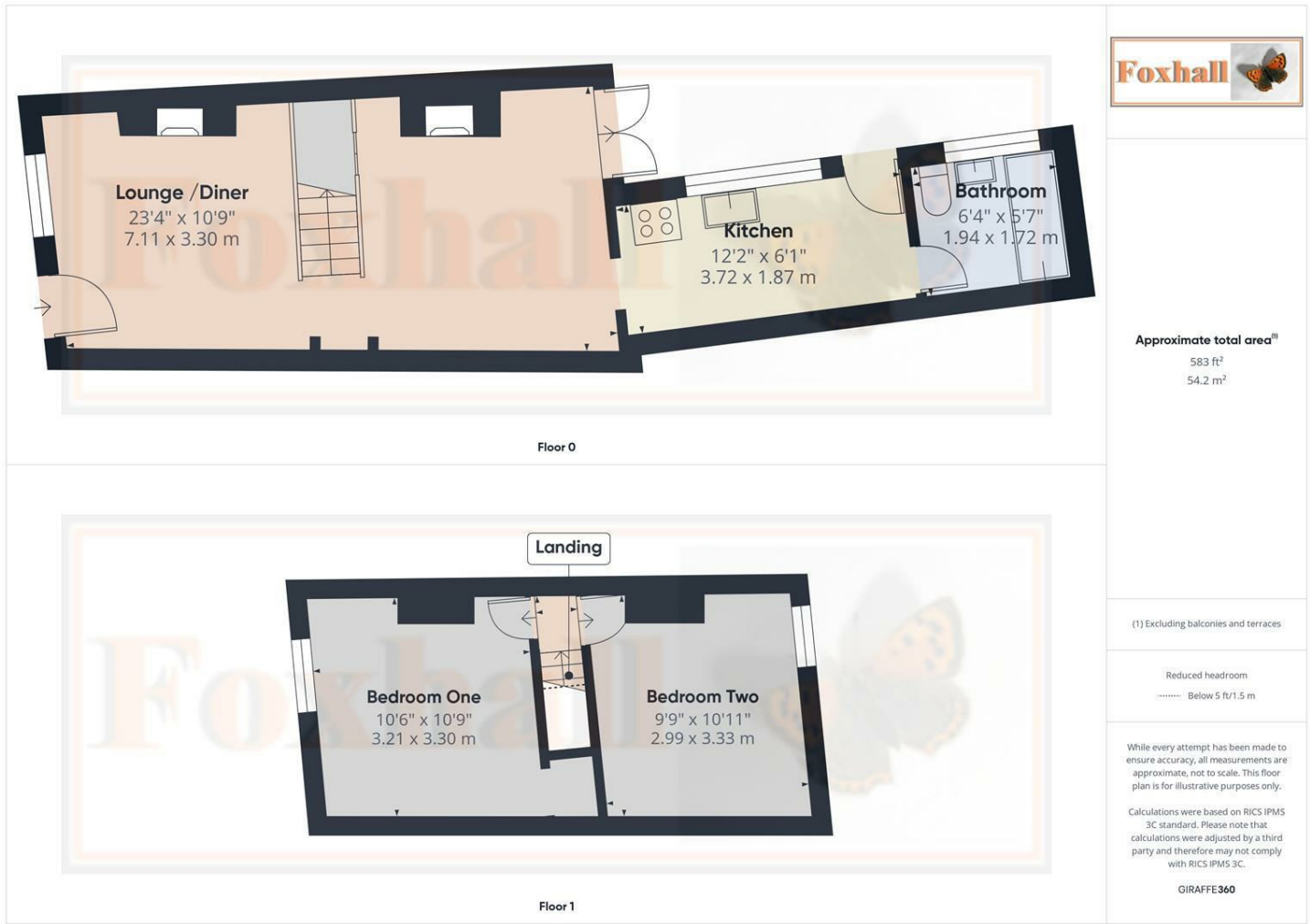
Hybrid Map



Terrain Map



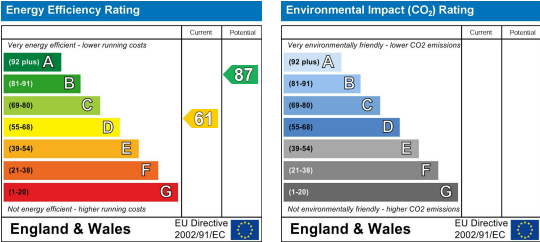
Floor Plan



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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