

# Foxhall



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## Inverness Road

North East, Ipswich, IP4 3EA

Asking price £200,000





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## Front Garden

Mainly laid with stone and shingle with a pathway leading to the the entrance/utility room, with also a side gate into the rear garden. Please note to the front of the property with the property being in a close there is access to open parking.

## Entrance Hallway/Utility Space

5'10" x 5'9" (1.78m x 1.75m)

Entry via a double glazed obscure door to the side, double glazed obscure window to front and to the side, coving, wall mounted Worcester boiler, mid height dado rails, tiled flooring, plumbing for a washing machine, space for a tumble dryer, radiator and entrance to the kitchen.

## Kitchen

9'11" x 9'1" (3.02m x 2.77m)

Double glazed window facing the front, double glazed window facing the side, coving, wall and base fitted units with cupboard and drawers, fully tiled walls, tiled flooring, 1 1/2 sink bowl and drainer unit, plumbing for a dishwasher, electric hood with cooker hood above, built in oven, space for a fridge freezer with entrance to the lounge.

## Lounge

14'10" x 10'2" (4.52m x 3.10m)

Double glazed window facing the side, double glazed sliding patio doors to the rear going out into the extension/sun room. coving, fireplace with a tile base and surround, wall lights, radiator, mid height dado rail and entrance to a mid lobby.

## Mid Lobby

Coving, large storage cupboard, door leading to

extension/sun room and door to bedroom one bedroom two and bathroom.

## Shower Room

7'6" x 7'3" (2.29m x 2.21m)

Two double glazed obscure windows facing the front, step in shower cubicle, wall mounted wash hand basin with a mixer tap, low flush W.C, coving, radiator, electric stainless steel heated towel rail, fully tiled walls and laminate flooring.

## Bedroom One

11'4" x 10'0" (3.45m x 3.05m)

Double glazed window facing the front, coving, radiator and built in double wardrobes.

## Bedroom Two

11'7" x 10'1" (3.53m x 3.07m)

Double glazed window facing the front, coving, radiator, single built in wardrobe with double glazed patio doors into the extension/sunroom.

## Extension/Sunroom

31'6" x 8'6" (9.60m x 2.59m)

Double glazed windows to the side and rear, double glazed double French style doors going out into the rear garden, two radiators, coving, doors into the bedroom two, mid lobby and the lounge.

## Rear Garden

Unoverlooked south-westerly facing rear garden brick built flower bed borders, large patio area, shed and mostly enclosed by panel fencing. There is also a side access with a gate giving you access to the front garden

## Agents Notes

Tenure - Freehold

Council Tax Band - A













Road Map



Hybrid Map



Terrain Map



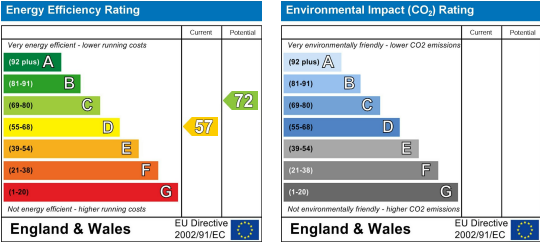
Floor Plan



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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