

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



Clarkson Street

Ipswich, IP1 2JN

Guide price £265,000



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Entrance Hallway

Front aspect door into the hallway, side aspect door to the lounge, rear aspect door into the dining room, side aspect door into the kitchen, stairs to the first floor, under stairs cupboard, radiator, carpeted flooring.

Lounge

16'6" x 10'10" (5.05 x 3.31)

Side aspect double glazed bay windows, front aspect double glazed window, open through to the dining room, feature fireplace, radiator, wooden flooring.

Dining Room

10'10" x 10'9" (3.32 x 3.30)

Side aspect double glazed french doors into the garden, feature fireplace, wooden flooring.

Kitchen/Diner

12'9" x 12'0" (3.89 x 3.66)

Base and eye level units, roll edge worktops with tiled splashbacks, integrated electric oven, integrated gas hob, integrated sink and drainer, space for a fridge freezer. Front and rear aspect double glazed windows, wooden flooring. Side aspect door into the utility room.

Utility Room

Side aspect double glazed door into the garden, side aspect double glazed windows, space and plumbing for a washing machine, rear aspect door into the bathroom, tiled flooring.

Bathroom

8'5" x 5'11" (2.58 x 1.81)

Panel bath with Mira Azora electric shower over, pedestal wash basin, low level w.c, radiator, side aspect double glazed frosted window, tiled flooring.

Landing

Doors to all bedrooms and the w.c, front aspect window, loft access, wooden flooring.

Bedroom One

14'11" x 10'9" (4.55 x 3.28)

Front and side aspect windows, radiator, wooden flooring.

Bedroom Two

11'1" x 10'9" (3.38 x 3.30)

Side aspect window, radiator, airing cupboard (housing the water tank), wooden flooring.

Bedroom Three

11'10" x 6'6" (3.61 x 1.99)

Front and side aspect windows, radiator, wooden flooring.

W.C

Low level w.c., pedestal wash basin, extractor, tiled walls, vinyl flooring.

Garden

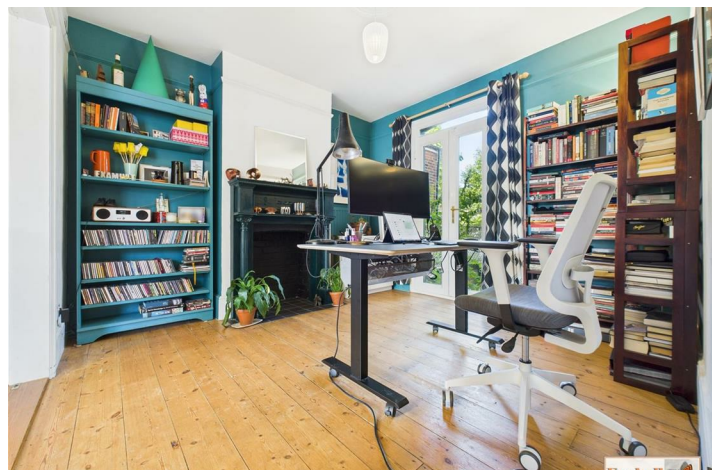
Enclosed to brick walls, the private westerly facing garden is mainly laid to block paving with a range of mature tree's, shrubs and flower beds. There are double width wooden gates allowing vehicle access, a wooden storage shed and outside tap.

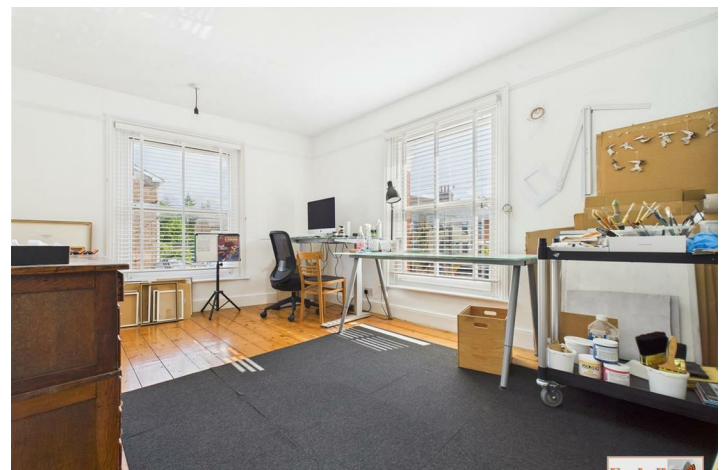
Parking

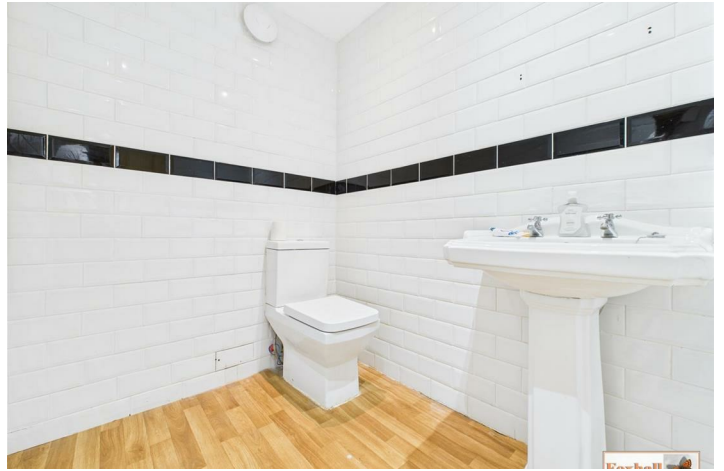
There is a dropped kerb and double gates allowing for of road parking. Clarkson Street itself falls under Ipswich Borough Council's Zone 4 permit parking, there a number of roads nearby with unrestricted street parking.

Agents Notes

Tenure - Freehold
Council Tax Band - B









Road Map



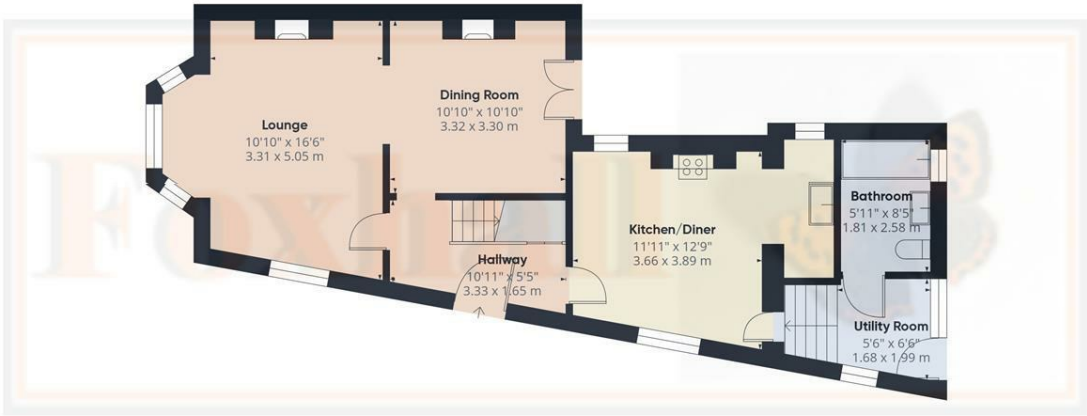
Hybrid Map



Terrain Map



Floor Plan



Floor 0



Floor 1



Approximate total area[®]
1102 ft²
102.3 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

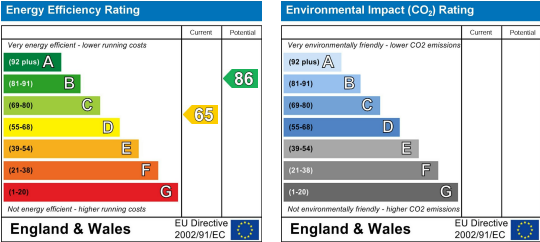
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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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