

Foxhall



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Speedwell Road

Chantry, Ipswich, IP2 0LQ

Offers in excess of £220,000



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1



2



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Front Garden

Mostly laid to lawn with a sloped pathway and a separate stepped pathway up, giving you access to the entrance porch and there is also a passageway leading to the gate to the rear garden

Entrance Porch

6'5" x 2'0" (1.96m x 0.61m)

Entry via double glazed sliding patio doors, laminate flooring, access to the gas meter and door into the entrance hall.

Entrance Hall

Two single glazed obscured windows facing the front either side of the door, laminate flooring, mid height dado rail, radiator, access to the stairs, understairs cupboard (currently being used as a pantry), door to the lounge and to the kitchen/diner.

Lounge

13'9" x 12'10" (4.19m x 3.91m)

Large double glazed window facing the front, coving, radiator. wood flooring, electric fireplace with a stone base and surround with a wooden mantle and the entrance to the kitchen/dining area

Kitchen/Dining Area

19'6" x 8'3" (5.94m x 2.51m)

Two double glazed windows facing the rear, double glazed door facing the rear going out into the sunroom, coving, wall and base fitted units with cupboards and drawers in a U shape. Stainless steel 1 1/2 sink bowl and drainer unit with a mixer tap, built in oven with an electric hob and cooker hood above, space for a fridge, radiator, tiled splashback, plenty of space for dining and half wooden, half lino flooring in kitchen area.

Sunroom

12'7" x 4'3" (3.84m x 1.30m)

Double glazed windows facing the rear and side, a double glazed door going out to the garden, plumbing for a washing machine, space for a fridge freezer.

Landing

Mid height dado rails, access to loft which has a light, no ladder and is not boarded, doors to bedroom one, bedroom two, bedroom three and the bathroom.

Family Bathroom

8'4" x 8'1" (2.54m x 2.46m)

Four piece family bathroom with double glazed obscure (by a film) window facing the rear, step in shower cubicle with electrical shower over, pedestal wash hand basin with hot and cold taps, panel bath with mixer taps and a shower attachment over with a curtain, low flush W.C, laminate flooring, radiator, and fully tiled walls.

Bedroom One

11'3" x 11'0" (3.43m x 3.35m)

Double glazed window facing the front, radiator, built in sliding mirrored wardrobes.

Bedroom Two

12'10" x 8'4" (3.91m x 2.54m)

Double glazed window facing the rear and a radiator.

Bedroom Three

10'6" x 6'7" (3.20m x 2.01m)

Double glazed window facing the rear, radiator and a storage cupboard that houses a wall mounted Baxi boiler (installed in February 2021)

Rear Garden

This is a south-westerly facing rear garden with a side

gate to the shared access to the front, purpose built shed for storage (old coal house) steps up to a patio area and a further two steps to an area mostly laid to lawn which is fully enclosed by panel fencing with a large beautiful olive tree.

Agents Notes

Tenure - Freehold

Council Tax Band - B







Road Map



Hybrid Map



Terrain Map



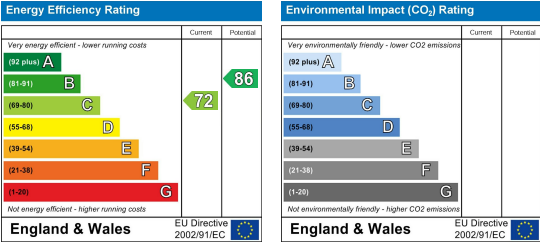
Floor Plan



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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