

Foxhall



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Broke Avenue

Bramford, Ipswich, IP8 4HG

Offers in excess of £300,000



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Front Garden

Off-road parking for three/four cars very comfortably via a block paved driveway accessible via a drop curb, flowerbed borders and wooden gates giving access to the rear garden.

Entrance Hallway

Entry via a double glazed obscure door facing the side, laminate flooring, coving, access to the loft, storage cupboard housing the Baxi-boiler (which was installed in 2019) and doors to bedrooms one, bedroom two, bathroom, lounge/diner and kitchen.

Lounge/Diner

24'6" x 10'7" (7.485 x 3.236)

Double glazed window facing the side, double glazed double French style doors to the rear leading out into the garden with double glazed windows either side, coving, two modern floor to ceiling radiators, laminate flooring, single wall mounted column style radiator, wall lights.

Kitchen

9'10" x 8'7" (3.019 x 2.629)

Double glazed window facing the rear, double glazed obscure door facing the side going out to the garden, coving, wall and base fitted units with cupboards and drawers with work surfaces over, radiator, plumbing for a washing machine, plumbing for a dishwasher, stainless steel single sink bowl and drainer unit with a mixer tap above, space for a fridge freezer, space for a single oven with a cooker-hood, tiled splash-back and tiled flooring.

Bathroom

6'8" x 5'3" (2.03m x 1.60m)

Double glazed obscure window facing the side, panel bath with mixer taps and a shower attachment over with a waterfall shower head, vanity wash hand basin with mixer tap low flush W.C., extractor fan, mixture of splashback boarding and fully tiled walls and tiled flooring.

Bedroom One

13'10" x 10'8" (4.235 x 3.252)

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

Bedroom Two

9'3" x 8'7" (2.837 x 2.641)

Double glazed window facing the front, coving and a radiator.

Rear Garden

Fully enclosed sunny south westerly facing beautifully presented landscaped rear garden, which offers you access to a detached garage, a large patio area perfect for seating and al fresco dining, fully enclosed via wood panel fencing, mostly laid to lawn with a second tier up giving you access to plenty of flowerbeds and seating areas which gives you access to a cabin, which has a lovely open space, the current owners use this work space for outside cooking/BBQing it also gives you access to a storage room/private room/snug, outside tap and a gate down the side of the property for access to the front garden and off road parking.

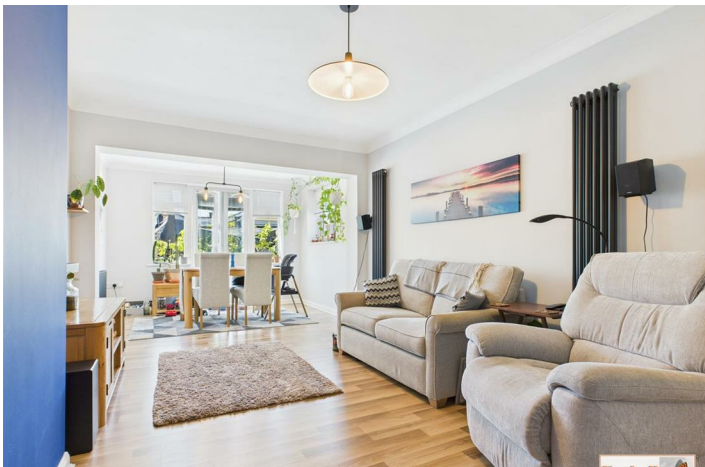
Garage

Entry via an electric fob controlled roll door, car pit with power and lighting.

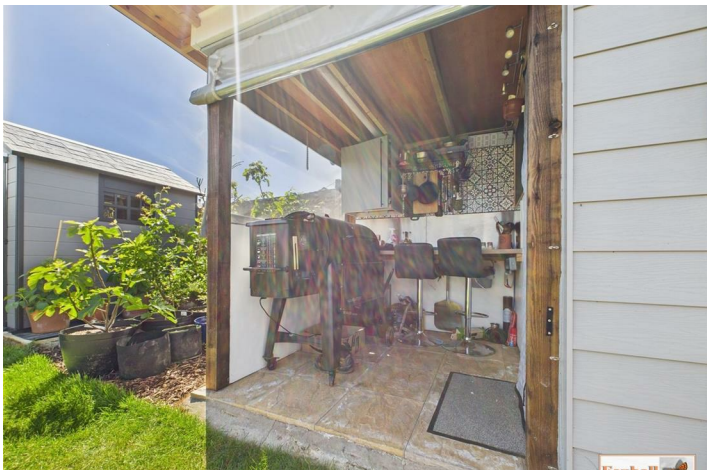
Agents Notes

Tenure - Freehold

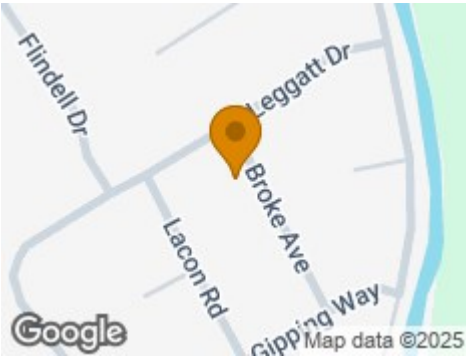
Council Tax Band - B







Road Map



Hybrid Map



Terrain Map



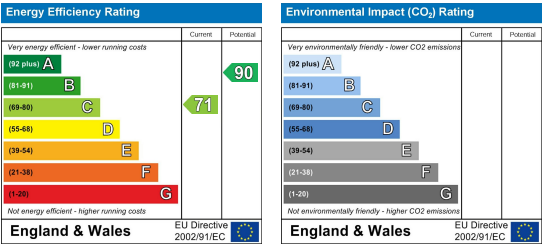
Floor Plan



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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