

# Foxhall



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## Turner Road

Gainsborough, Ipswich, IP3 0LX

Asking price £260,000



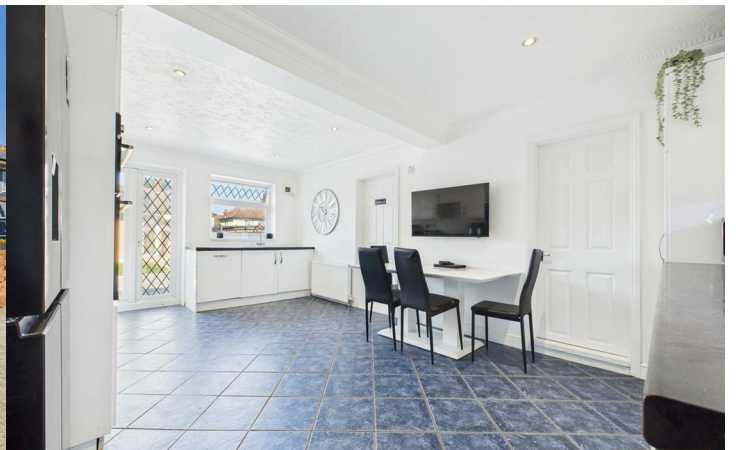
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## Front Garden

Off road parking for two cars comfortably via a block paved driveway and gate access to the side leading to the rear garden.

## Entrance Porch

Entry via a double glazed door facing the front, with double glazed window to side, radiator, laminate flooring and door to the entrance hallway.

## Entrance Hallway

Access to the stairs to first floor, coving, radiator and door to the lounge.

## Lounge

12'10" x 12'6" (3.91m x 3.81m)

Double glazed window to the front, built in shelving, coving, ceiling rose, laminate flooring, radiator and door into the kitchen/diner.

## Kitchen/Diner

18'5" x 11'7" (5.61m x 3.53m)

On approach you have access to the understairs cupboard and the opening to the kitchen diner which has a double glazed window facing the rear, double glazed French style doors facing the rear going out to the rear garden, door to the bathroom and shower room. Comprising wall and base fitted units with cupboards and drawers, coving, stainless steel 1 1/2 sink bowl and drainer unit, integrated dishwasher, plumbing for a washing machine, four ring gas hob, double built in oven, spotlights, space for a large fridge freezer, radiator, plenty of space for dining, wall mounted extractor fan and tiled flooring.

## Shower Room

7'9" x 5'3" (2.36m x 1.60m)

Double glazed obscure window to the side, wall mounted extractor fan, step in shower cubicle, vanity unit with wash hand basin with hot and cold taps, low flush W.C, radiator tiled splashback and flooring.

## Bathroom

9'7" x 5'4" (2.92m x 1.63m)

Double glazed obscure window to the side and rear, wall mounted Vaillant boiler, extractor fan, vanity unit with wash hand basin with hot and cold taps, corner bath with a mixer tap and shower attachment, low flush W.C, radiator, ceiling spotlights, heated towel rail, tiled splashback and tiled flooring.

## Landing

Ceiling rose, doors to bedroom one, bedroom two and study

## Bedroom One

14'11" x 9'8" (4.55m x 2.95m)

Double glazed window facing the front, ceiling rose, coving, wall panelling, laminate flooring and built in storage cupboard.

## Bedroom Two

11'3" x 9'2" (3.43m x 2.79m)

Double glazed window facing the rear, ceiling rose, coving, radiator.

## Bedroom Three

8'10" x 7'10" (2.69m x 2.39m)

Double glazed window facing the rear, radiator, coving, ceiling rose, stairs and access to loft room.



### Loft Room

16'10" x 10'6" (5.13m x 3.20m)

Double glazed skylight window, eaves storage cupboards and good head height.

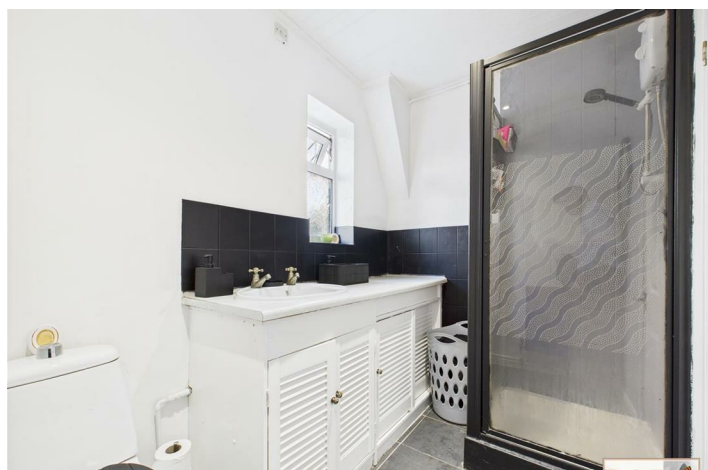
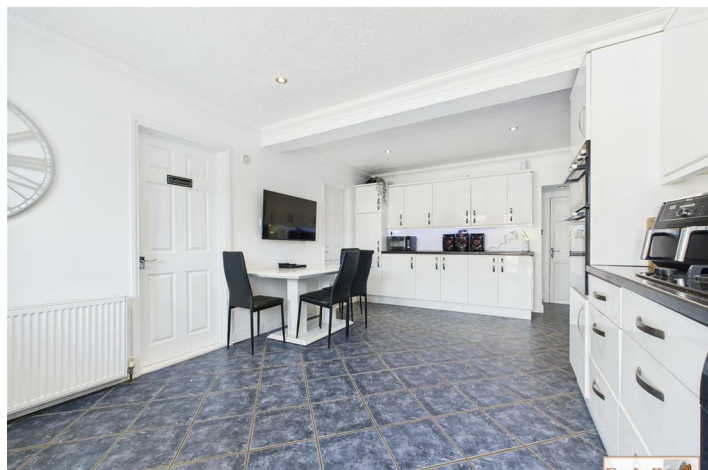
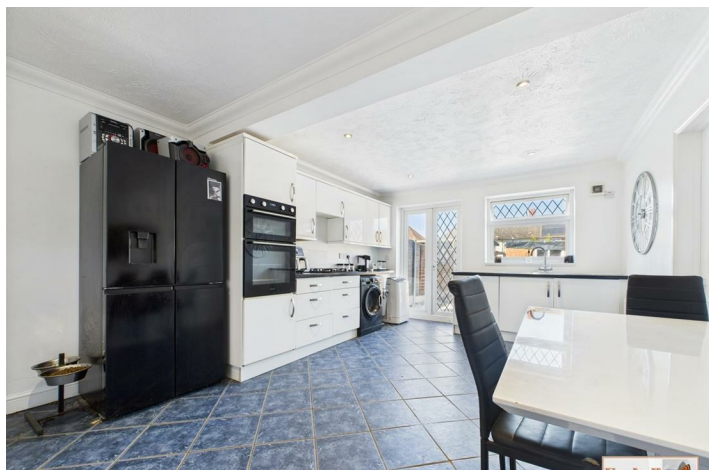
### Rear Garden

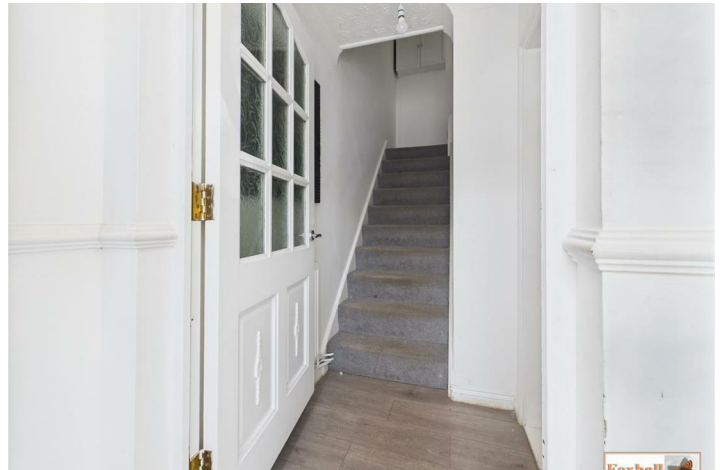
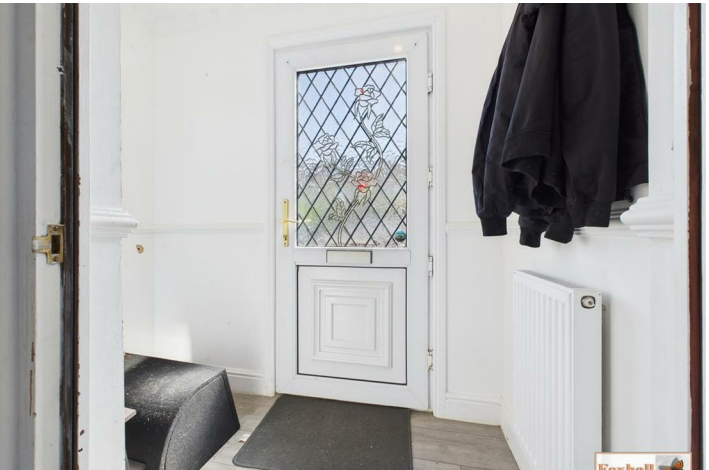
Currently under maintenance it has a large patio area, fully enclosed by panel fencing, side access leading to a gate giving access to the front garden, outside tap, external power and lighting, artificial grass areas, storage shed to the rear with sliding patio doors for entry, pond.

### Agents Notes

Tenure - Freehold

Council Tax Band - B









Road Map



Hybrid Map



Terrain Map



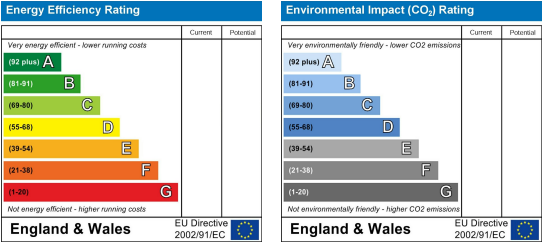
Floor Plan



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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