

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



Felixstowe Road

East Ipswich, IP3 8SX

Guide price £350,000



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Front Garden

Mid height brick wall with low maintenance block paved driveway suitable for three to four cars, borders packed with mature plants shrubs and bushes including roses and buddleia. Access to the rear of the property and path leading to the front door.

Entrance Hallway

26'0" x 3'8" (7.92m x 1.12m)

UPVC and glazed door into the entrance hallway, original wood flooring, cupboard housing the fuse board, doors to bedroom one, bedroom two, bedroom three, bathroom, lounge and kitchen. Loft access via hatch and radiator with wall lights

Lounge

12'10" x 11'6" (3.91m x 3.51m)

Original wood flooring, feature fireplace with tile surround and tiled hearth gas fires have been removed and blocked off with ornamental wood logs, coving, high skirting boards, aerial point, wall lights, double glazed window to the side with fitted blinds, double glazed French doors with fitted blinds leading to the conservatory.

Bathroom

9'3" x 4'9" (2.82m x 1.45m)

Panel bath with mixer tap and shower attachment over both hand held and rainfall shower, low flush W.C, vanity wash hand basin, tiled floor, obscure double glazed window to rear with fitted roller blind and obscure double glazed window to the side, extractor fan, splashback tiling and a heated towel rail.

Bedroom One

12'9" x 11'7" (3.89m x 3.53m)

Double glazed bay window to the front, original wood flooring, picture rails, high skirting boards, wall lights, radiator and a feature fireplace with tiled back and hearth with wood surround.

Bedroom Two

11'3" x 11'1" (3.43m x 3.38m)

Double glazed bay window to the front, original wood flooring, picture rails, high skirting boards and a radiator.

Bedroom Three

Double glazed window to the side, original wood flooring, picture rails, high skirting boards and a radiator. There is a fireplace surround with the fireplace access blocked off where the desk is situated.

Dining Room/ Conservatory

10'11" x 7'0" (3.33m x 2.13m)

Constructed with UPVC dining room/conservatory with insulated and plaster board ceiling and walls and the roof is plastiglass, tiled flooring, high skirting, internal French doors between the lounge and conservatory with a single door out to the garden, radiator with light and power.

Kitchen

11'1" x 9'3" (3.38m x 2.82m)

Comprising of wall and base units with cupboards and drawers under worksurfaces over, inset double oven, stainless steel gas hob with stainless steel extractor over, 1 1/2 stainless steel sink bowl drainer unit with a mixer tap, space for a full height fridge freezer, and plumbing for a slim dishwasher and washing machine, wall mounted I-MINI combination boiler, splashback tiling, floor tiling, double glazed window to the rear with fitted roller blinds, double glazed UPVC door to the side.

Rear Garden

170' approx x 42' approx (51.82m approx x 12.80m approx)

Fully enclosed rear garden mainly laid to lawn, with pathway going up to the rear of the property with borders packed with shrubs and plants etc. There is a greenhouse and seating area.

Garage

17'0" x 8'6" (5.18m x 2.59m)

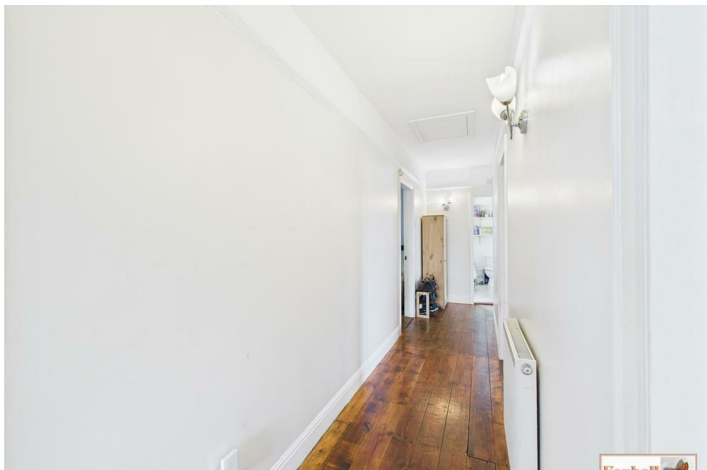
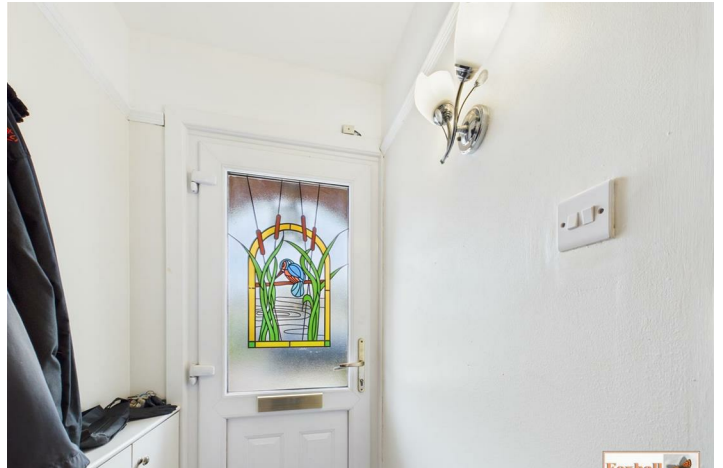
There is a garage which has power and lighting and is brick built with rafter storage in the apex with hard standing. There is a window at the rear, double manual doors to open and its one and half times the size of a normal garage.

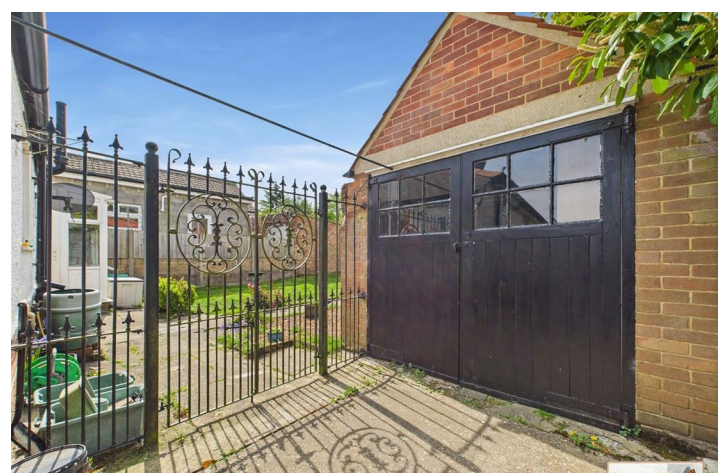
Agents Notes

Tenure - Freehold

Council Tax Band - D







Road Map



Hybrid Map



Terrain Map



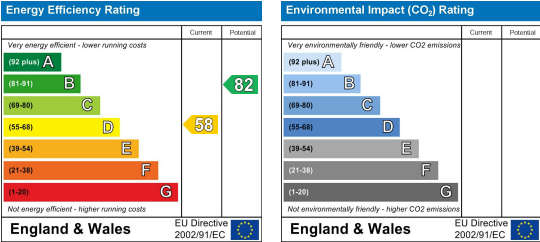
Floor Plan



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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