

Foxhall



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Cauldwell Hall Road

East Ipswich, IP4 5AQ

Offers in excess of £170,000



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Front Garden

Mid height brick wall, low maintenance front garden with door to the front.

Lounge/Diner

22'2" x 11'5" (6.76m x 3.48m)

Lounge/diner through room, laminate flooring, double glazed window to the front, double glazed window to the rear, feature fireplace, radiator, built in cupboards, aerial and phone point, coving, door to stairs to the first floor and a door to the kitchen.

Kitchen

9'11" x 6'11" (3.02m x 2.11m)

Stainless steel sink bowl drainer unit with a mixer tap over, comprising of wall and base units with cupboards and drawers under, free standing electric oven, space and plumbing for a washing machine, space for a fridge. tiled floor, understairs cupboard, wall mounted combination Vaillant boiler, double glazed window to the side with a pedestrian door going out to the rear garden.

Landing

Door to bedroom one, bedroom two and bathroom, access to loft hatch.

Bedroom One

11'4" x 10'11" (3.45m x 3.33m)

Double glazed window to the front, radiator, carpet flooring, coving, high skirting boards.

Bedroom Two

10'10" x 8'7" (3.30m x 2.62m)

Double glazed window to the rear, radiator, carpet flooring, coving, high skirting boards.

Bathroom

7'1" x 6'10" (2.16m x 2.08m)

Panel bath with a mixer tap over and Triton electric

shower over, pedestal wash hand basin, low flush W.C, two tiled walls, obscure double glazed window to the rear, radiator with laminate flooring.

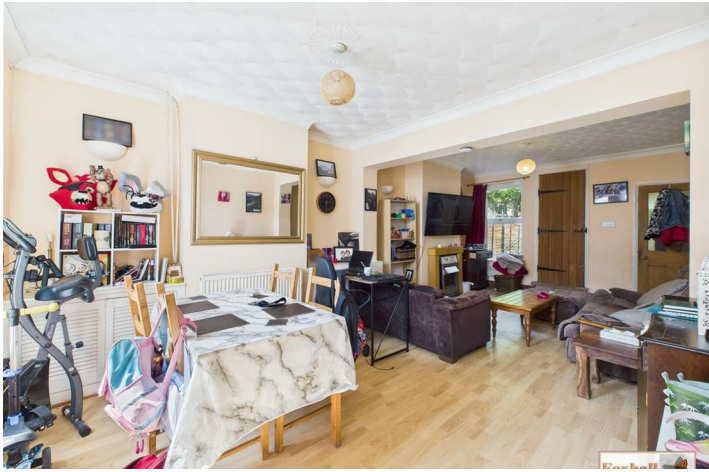
Rear Garden

Low maintenance rear garden mainly laid to patio, pedestrian gate out to the rear and an outside tap.

Agents Notes

Tenure - Freehold

Council Tax Band - A



Road Map



Hybrid Map



Terrain Map



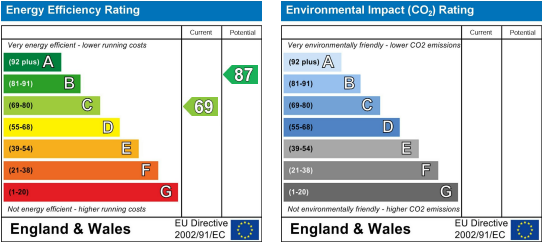
Floor Plan



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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