

# Foxhall



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## Beech Grove

Rivers, Ipswich, IP3 0NX

Asking price £230,000





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## Front Garden

Off road parking for one car comfortably or two smaller cars via a block paved driveway giving you access to the front door.

## Entrance Hall

Entry via a double glazed obscure UPVC door facing the front with double glazed obscure windows around facing the front. Lino flooring, a radiator, access to the stairs, under stairs cupboard and doors to the lounge and the kitchen/dining area.

## Lounge

11'9" x 10'5" (3.58m x 3.18m)

Double glazed bay window facing the front, high picture rails, a radiator, a gas fire on a stone base inset into the chimney breast, built in shelving.

## Kitchen/Dining area with Pantry Recess

17'4" x 11'1" (5.28m x 3.38m)

Comprises of wall and base fitted units with cupboards and drawers, plumbing for a washing machine, a stainless steel single sink bowl and drainer unit, an electric built in oven, with a gas hob and cooker hood above, tiled splashback and flooring.

Pantry - Double glazed window facing the rear access to pantry storage, which is fully tiled walls and flooring, has a wall mounted extractor fan and has a double glazed obscured window to the side.

Dining Area - Natural wood flooring, high picture rails, a radiator, an open feature chimney breast with a tiled base and exposed brick surround. Double glazed French style doors facing the rear going out into the rear garden. Opening to the kitchen.

## Landing

Doors to bedrooms one, bedroom two, bedroom three and the shower room.

## Shower Room

6'1" x 5'8" (1.85m x 1.73m)

Double glazed obscure window facing the rear, a step in shower cubicle, a pedestal wash hand basin with hot and cold taps, low flush W.C, fully tiled walls and flooring, access to loft and a radiator.

## Bedroom One

12'9" x 9'10" (3.89m x 3.00m)

Double glazed bay window facing the front, two built in storage cupboards, feature open fireplace with a tiled surround and a radiator.

## Bedroom Two

11'2" x 9'8" (3.40m x 2.95m)

Double glazed window facing the rear, radiator, laminate flooring, a feature fireplace with a tiled surround, built-in shelving and storage cupboards - one housing the Potterton Titanium combi boiler.

## Bedroom Three

7'4" x 6'1" (2.24m x 1.85m)

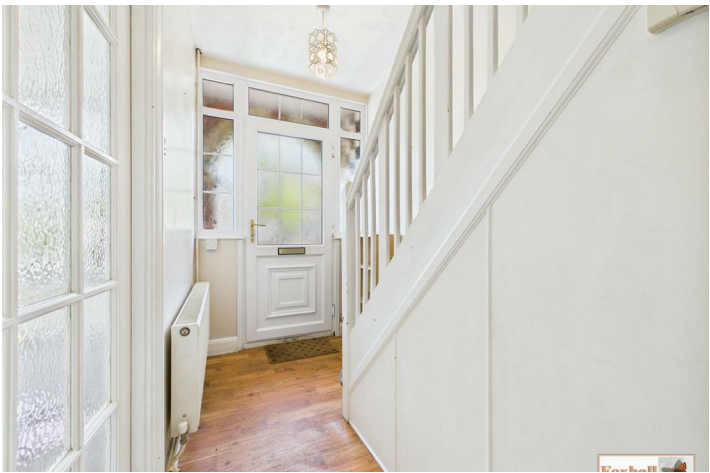
Double glazed window facing the front, high picture rails and a radiator.

## Rear Garden

A fully enclosed south westerly facing rear garden, enclosed via wooden panel fencing, mostly laid to lawn with a patio and shed to the rear, decking area directly off of the front of the property, a purpose built storage cupboard and an outside tap, with a gate to the rear of the garden leading to a passage way.

## Agents Notes

Tenure - Freehold  
Council Tax Band - B





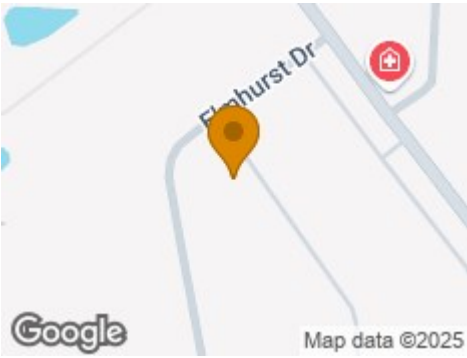








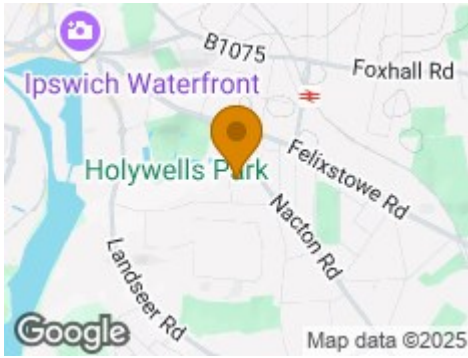
Road Map



Hybrid Map



Terrain Map



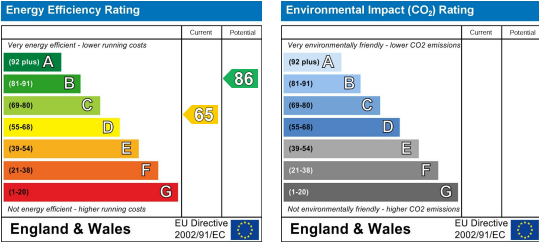
Floor Plan



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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