

Foxhall



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Playfield Road

Capel St. Mary, Ipswich, IP9 2HP

Asking price £400,000



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Summary Continued

The accommodation comprises entrance hall, cloakroom, lounge/diner 24'11" x 11'11", kitchen/breakfast room 14'2" X 9'1" four nicely proportioned bedrooms and a first floor bathroom suite, there is also a garage with a carport alongside with a double width driveway.

There is much scope for extension conversion and general improvements. In a valuer's opinion an early internal viewing is highly advised.

Front Garden

Concrete double width driveway. To the side of this is a neat lawn area with well stocked shrub border and conifer hedging. Access to the carport and from there is access into the garage via a personal door.

Entrance Hallway

Recessed entrance porch area with obscure double glazed entrance door into entrance hallway, radiator, stairs of with cupboards under, with doors to lounge/diner, kitchen/breakfast room and cloakroom W.C.

Cloakroom W.C

7'7" x 2'11" (2.31m x 0.89m)

Low level W.C., wash hand basin and double glazed obscure window to the side.

Lounge/Diner

24'11" x 11'11" (7.59m x 3.63m)

Parquet flooring, double glazed window to the front and rear, tiled fire surround with fitted gas fire (not tested), two radiators, double glazed door to outside and a serving hatch to the kitchen breakfast.

Kitchen/Breakfast Room

14'2" x 9'1" (4.32m x 2.77m)

Comprising double drainer stainless steel sink unit with a

mixer tap with drawers and cupboards under, worksurfaces with cupboards, drawers and appliance space under wall mounted cupboards over, wall mounted Glowworm boiler, radiator, double glazed window to the rear and side with a double glazed obscure door to outside.

Landing

Double glazed window to the front, built-in airing cupboard housing the hot water tank, access to the loft and doors to bedroom one, bedroom two, bedroom three, bedroom four and the bathroom.

Bedroom One

13'6" x 12'1" (4.11m x 3.68m)

Double glazed window to the front and a radiator.

Bedroom Two

12'2" x 11'8" (3.71m x 3.56m)

Double glazed window to the rear, radiator with built-in wardrobe.

Bedroom Three

11'11" x 8'4" (3.63m x 2.54m)

double glazed window to the rear, radiator and built-in wardrobe.

Bedroom Four

9'4" x 8'0" (2.84m x 2.44m)

Double glazed window to the front and a radiator

Bathroom

6'10" x 8'0" (2.08m x 2.44m)

Panel bath, wash hand basin, low level W.C, radiator, double glazed obscure window to the side and a fitted cupboard.

Rear Garden

Brick storage shed leading around to the rear itself which is extensively laid to lawn with timber fencing.

Garage

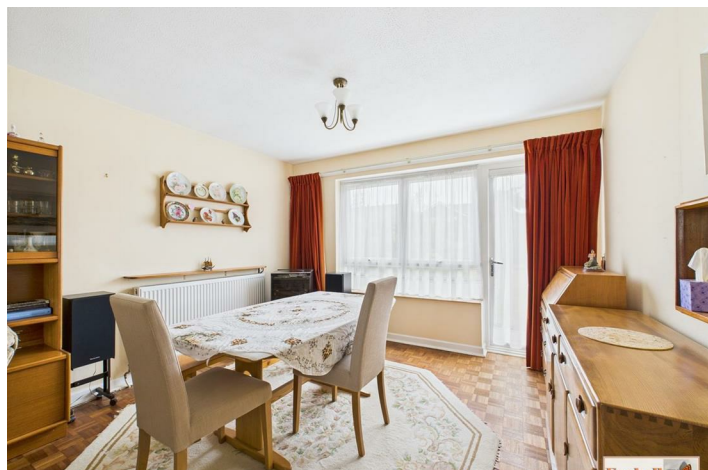
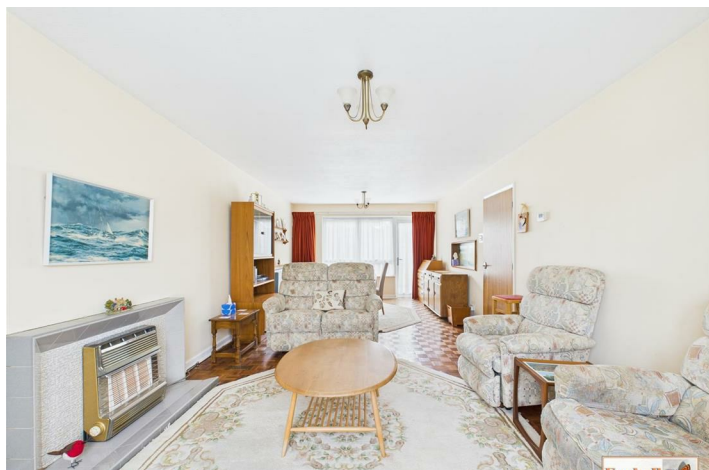
17'3" x 7'8" (5.26m x 2.34m)

With light and up and over door.

Agents Notes

Tenure - Freehold

Council Tax Band - D





Road Map



Hybrid Map



Terrain Map



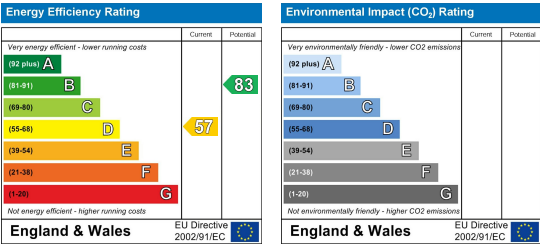
Floor Plan



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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