

# Foxhall



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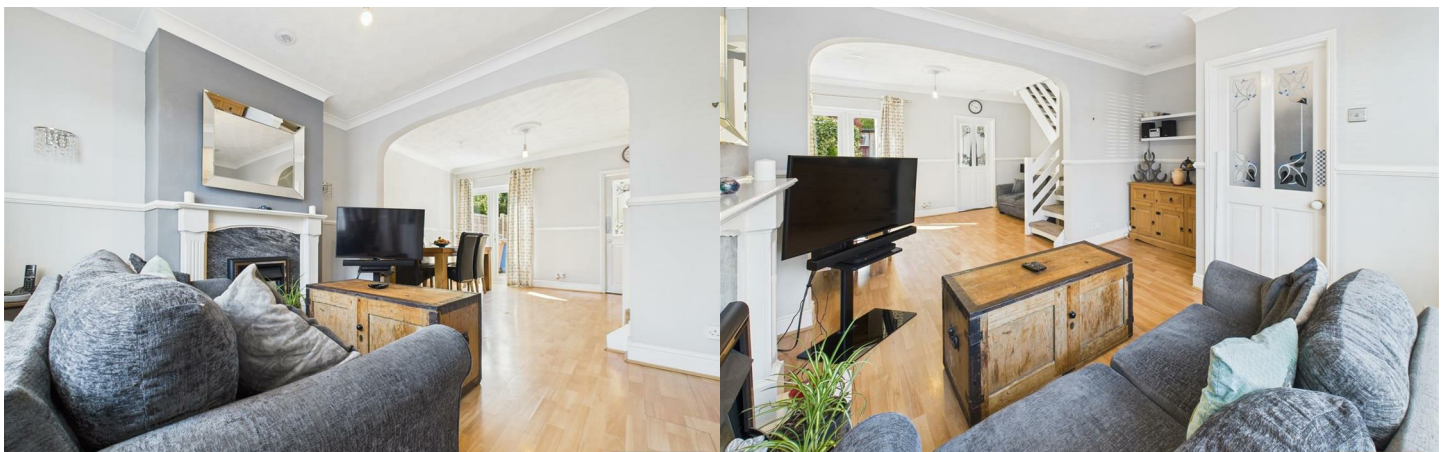
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## Wherstead Road

South Ipswich, Ipswich, IP2 8LE

Asking price £240,000



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## Summary

\*\*\*Foxhall Estate Agents\*\*\* are delighted to offer for sale this three bedroom semi-detached house situated just South of Ipswich Town Centre within walking distance to the mainline railway station, waterfront and the town centre itself. To the south the A14 junction at Wherstead is a few minutes drive giving easy access to the A14/12 and beyond.

The house itself comprises of an entrance hallway, dual aspect lounge/diner and modern kitchen downstairs. Upstairs there are three bedrooms, and en-suite on bedroom one, shower room and a landing with loft access. There is a large Westerly facing rear garden with two patio areas and brick built summer house. The house further benefits from gas central heating and double glazing.

The town of Ipswich offers a range of amenities including schools, university, independent and high street shops, hospital, theatres and cinemas, vast selection of restaurants & bars, beautiful parks such as the historic Christchurch Park and the popular Orwell Country Park as well as many more recreational and educational facilities. The town centre houses the mainline railway station which provides direct links to London Liverpool Street and where you can also find the beautiful Ipswich Marina which has undergone extensive redevelopment over the years to create a wonderful vibrant waterfront which is lined with restaurants, cafes, galleries and shops.

## Front Garden

Laid to lawn with brick retaining wall, stairs up to the double glazed upvc front door. Side gate leading to the rear garden.

## Entrance Hallway

Double glazed upvc door into the entrance hallway, side aspect door into the lounge/diner, radiator, laminate flooring.

## Lounge/Diner

10'7" x 10'5" & 14'3" x 10'10" (3.23 x 3.2 & 4.36 x 3.32)

Front aspect double glazed window, rear aspect double glazed French doors onto the patio area, two radiators, laminate flooring. Rear aspect door into the kitchen.

## Kitchen

13'8" x 8'7" (4.18 x 2.62)

Comprising of base and eye level units, rolled edge work tops, range oven with extractor over, fridge/freezer, washing machine, tumble dryer, dishwasher, wall mounted combination boiler (approximately 2 years old), side aspect double glazed window, rear aspect double glazed French doors to the garden, laminate flooring.

## Landing

Doors to bedrooms one, two, three and the shower room. Loft access, carpeted flooring.

## Bedroom One

14'4" x 10'6" (4.39 x 3.22)

Front aspect double glazed window, radiator, laminate flooring.

## En-Suite

Shower cubicle with stainless steel mixer and rainfall shower attachments, wall mounted hand wash basin, tiled flooring.

## Bedroom Two

10'11" x 8'5" (3.35 x 2.58)

Rear aspect double glazed window, radiator, carpeted flooring.



### Bedroom Three

8'6" x 6'5" (2.61 x 1.96)

Rear aspect double glazing, radiator, laminate flooring.

### Shower Room

6'11" x 5'8" (2.11 x 1.74)

Shower cubicle with stainless steel mixer and rainfall attachments, low level w.c., hand wash basin into vanity unit, side aspect frosted double glazed window, laminate flooring.

### Garden

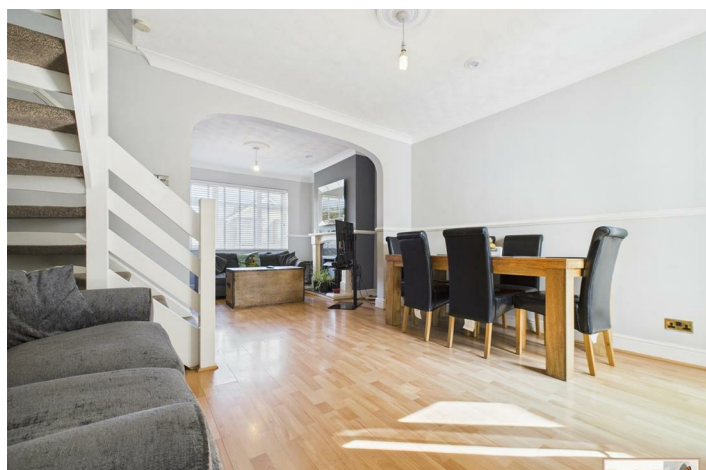
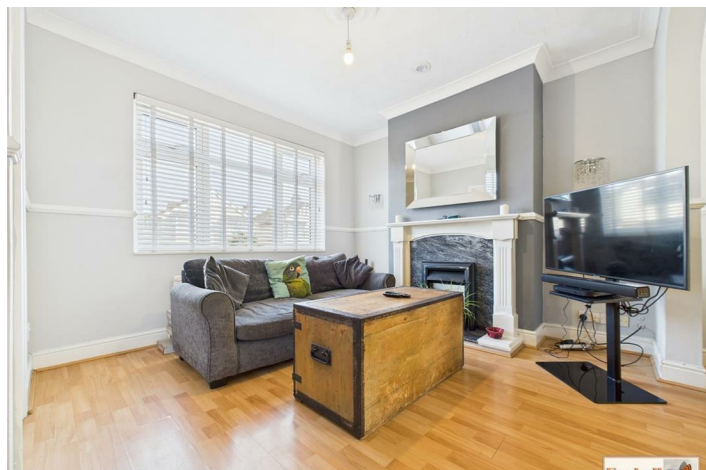
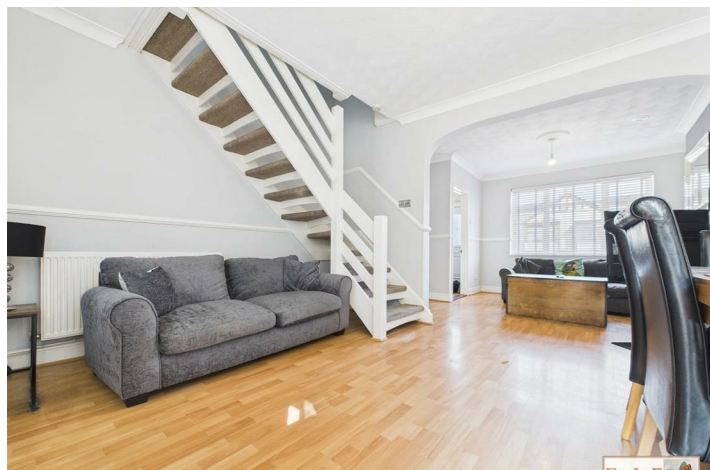
Enclosed to panel fencing the rear garden consists of a patio area of the kitchen and dining area. There is an additional patio area in the extra piece of garden at the rear, the remainder is laid to lawn with a range of mature flower and shrub beds. There is a brick built summer house with double glazed windows, light and four plug sockets.

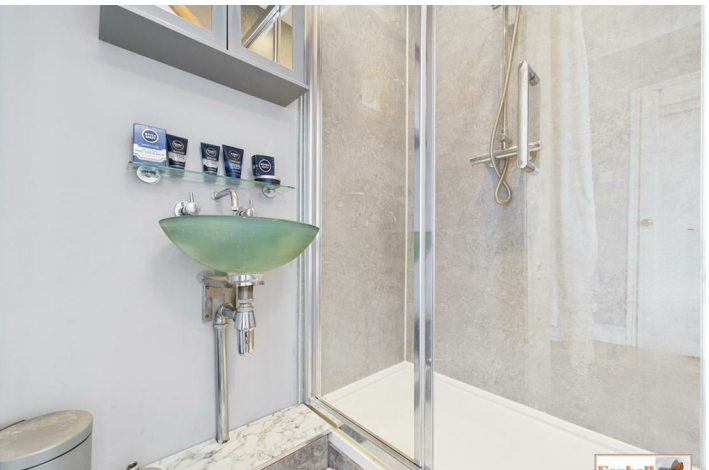
### Off Road Parking

Tenure - Freehold

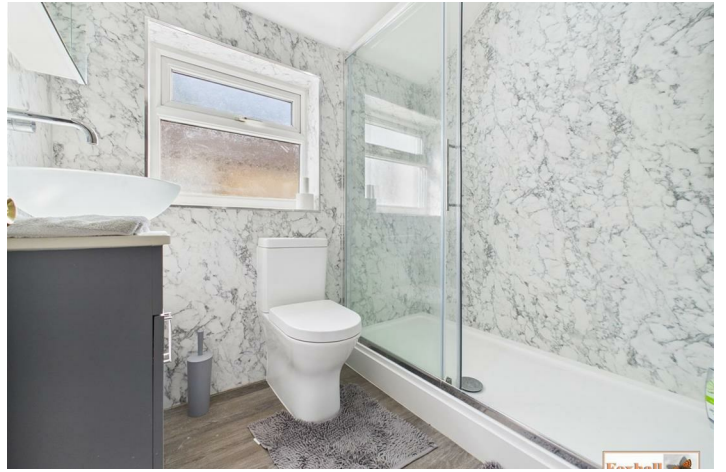
Council Tax Band - B

Please note the vendor has a permit for secure parking in the parking lot on the opposite side of the road. Anyone interested in this would have to apply independently to the Wherstead Road Residents association.















Road Map



Hybrid Map



Terrain Map



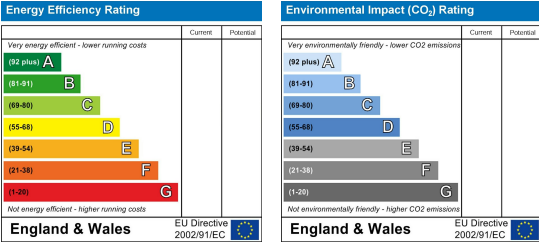
Floor Plan



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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