

Foxhall



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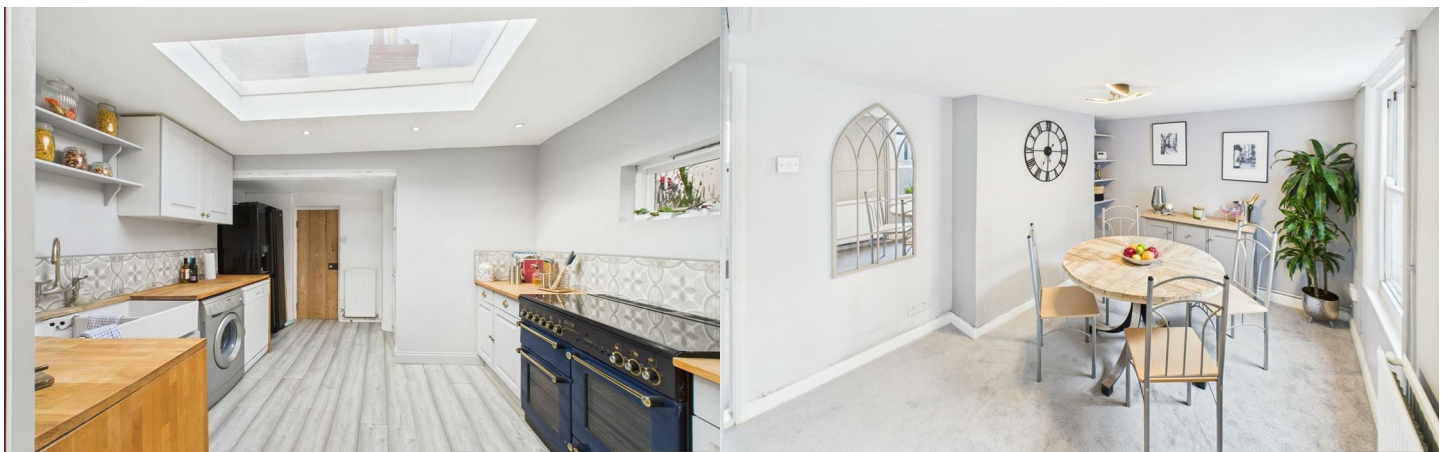
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High Street

Walton, Felixstowe, IP11 9DU

Asking price £225,000



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Lounge

12'11" x 10'8" (3.94m x 3.25m)

Entrance door into the lounge, sash window to the front, open fire and a door to the dining room

Dining Room

13'1" x 8'9" (3.99m x 2.67m)

Sash window to the rear, stairs off to first floor, radiator, door to kitchen.

Kitchen

13'5" x 11'6" (4.09m x 3.51m)

Cottage style with double enamel butler style sink with a mixer tap and cupboards under, excellent range of worksurfaces with drawers, cupboards and appliance space under, wall mounted cupboards over, large skylight making this a light and airy room, door to the side courtyard with gate, obscure window to the side and French doors leading to the conservatory.

Conservatory

10'2" x 8'3" (3.10m x 2.51m)

Electric heater, double glazed windows to side and rear, double glazed French doors leading out to the outside and door to the cloakroom.

Cloakroom W.C.

4'4" x 2'7" (1.32m x 0.79m)

Low level W.C and a wash hand basin.

Landing

Access to the loft (which we understand from the vendor has some boarding), radiator, doors to bedroom one, bedroom two and the shower room.

Bedroom One

10'10" x 10'2" (3.30m x 3.10m)

Two windows to the front and a radiator.

Bedroom Two

14'2" x 8'11" (4.32m x 2.72m)

Two windows to the rear and a radiator.

Shower Room

8'0" x 5'10" (2.44m x 1.78m)

Independent shower cubicle, low level W.C, pedestal wash hand basin with a mixer tap, Obscure window to the front and a cupboard housing Baxi boiler (2018) which we have been advised by the vendor has been regularly serviced.

Rear Garden

Property benefits from a sunny south westerly facing rear garden, enclosed by high walling to one side and fencing to the other, good sized patio area which takes advantage of the south westerly facing aspect, lawned area with a summerhouse and shed, gate gives access out to the concrete double driveway which has vehicular access from Alexandra Road.

Agents Notes

Tenure - Freehold

Council Tax Band - B

****AGA Cooker, fridge freezer, washing Machine and dishwasher may be available by separate negotiation****

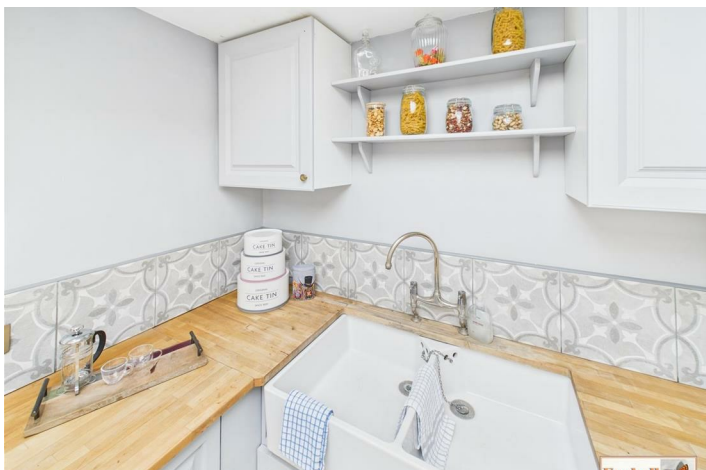
We understand from the vendor that Property was rewired by Premier Electrics in 2019 with a new fuse board installed.

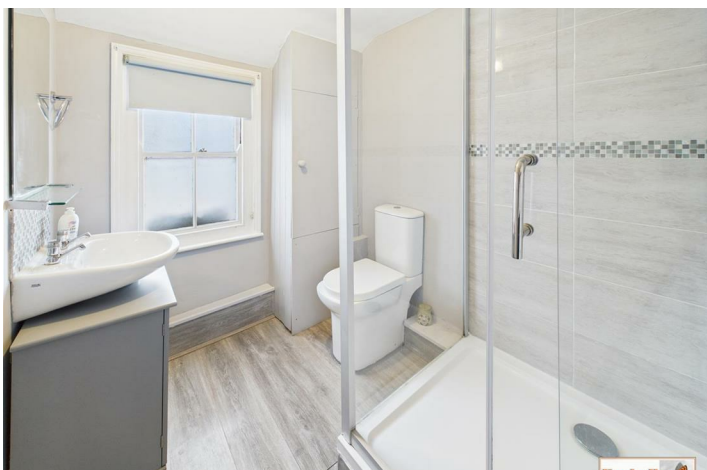
We also understand that a new heating system installed in September 2018 the boiler was last serviced in 2024.

We understand from the vendor a deed of grant was made on 8th August 1983 granting rights to Alexandra Road regarding water electrics and gas which run under the land at 253 High Street furthermore there was a deed of grant agreed on 12th March 1982

granting the neighbour use of the passageway to access their garden.









Road Map



Hybrid Map



Terrain Map



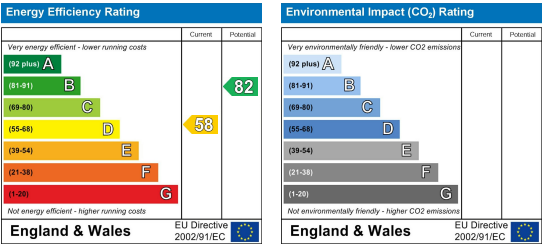
Floor Plan



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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