

Foxhall



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Cowper Street

East Ipswich, IP4 5JB

Guide price £350,000



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Front Garden

Low maintenance front garden laid to shingle with off road parking for one vehicle, pathway to front door and pedestrian gate to the rear.

Entrance Porch

Checker board floor tiles and lovely wall tiles with door to the front.

Entrance Hallway

Original wood flooring, radiator, original corbells, stairs to first floor, door to lounge/diner

Lounge/Diner

25'7" x 11'0" (7.80m x 3.35m)

Feature brick fireplace with stone hearth and a functioning wood burner, carpet flooring, high skirting boards, double glazed bay window to the front, radiator, wall lights, archway to the dining area where there is another feature fireplace with tiled hearth (which is currently boarded off, this could be re-opened if the new owners require), carpet flooring, high skirting boards, door to kitchen, door to large understairs cupboard, double glazed UPVC pedestrian door out into the rear garden.

Kitchen

9'11" x 7'11" (3.02m x 2.41m)

Bespoke fitted kitchen made by Orwells on Wherstead Road comprising of wall and base units with cupboard and drawers under slate worksurfaces, inset double butler sink with a mixer tap over, double glazed window to the side, space and plumbing for a washing machine, integrated NEFF dishwasher, large five ring gas Baumatic Range cooker, with stainless steel backplate and stainless steel induction hood over, slate splashback risers, porcelain tiled floor with an archway through to the breakfast room.

Breakfast Room

9'1" x 7'10" (2.77m x 2.39m)

Radiator, porcelain tile flooring, space for a fridge freezer, door to the downstairs cloakroom, double glazed French doors opening out to the rear garden with a Velux roof light.

Downstairs Cloakroom

7'10" x 3'2" (2.39m x 0.97m)

Porcelain tiles, vanity wash hand basin, obscure double glazed window to the rear, low flush W.C, splashback tiling, wall mounted Vaillant boiler, this was installed in November 2015 and regularly serviced.

Landing

Doors to bedroom one, bedroom two and family bathroom, access to hatch with ladder to the loft room.

Loft Room

Carpet flooring, radiator, with a Velux style double glazed window in the roof, eaves storage space and loft hatch.

Bedroom One

14'0" x 11'0" (4.27m x 3.35m)

Two double glazed windows to the front with fitted blinds, radiator, high skirting boards and carpet flooring

Bedroom Two

11'10" x 8'8" (3.61m x 2.64m)

Two double glazed windows to the rear with fitted blinds, radiator, high skirting boards, feature Victorian fireplace and carpet flooring

Family Bathroom

9'10" x 7'10" (3.00m x 2.39m)

Four piece large family bathroom, large walk-in shower cubicle, with shower over and full tiling, splashback tiling

round the rest of the room, pedestal wash hand basin, low flush W.C, extractor fan, free standing claw foot bath, fully tiled floors, obscure double glazed window to the rear and a radiator.

Rear Garden

19'1" x 48'10" (5.836 x 14.9)

The rear garden is split into three parts,

First Part - Hard standing area suitable for alfresco dining, outside tap, pedestrian door out to the front of the garden, decking area also has a 6'3" x 11'3" summerhouse built on, currently in there is a hot tub with power and lighting.

Middle Part - Lawned area with mature planting shrubs and trees including fig plants, lobelia, foxglove, camellias, holly bushes, roses, foxglove, wisteria, harebells, oriental poppy's packed full of bulb shrubs etc and a small pond.

Rear Part - Low maintenance gravel area suitable for planting and vegetables and also a patio area. This also has a greenhouse (to stay) and a large shed/workshop, this has double entrance doors, a poly carbonate roof and a window, to the side there are mature roses, lobelia and rosemary bushes.

Agents Notes

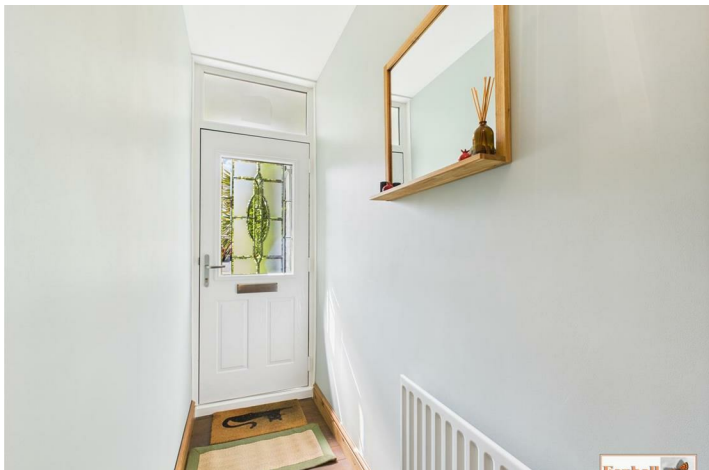
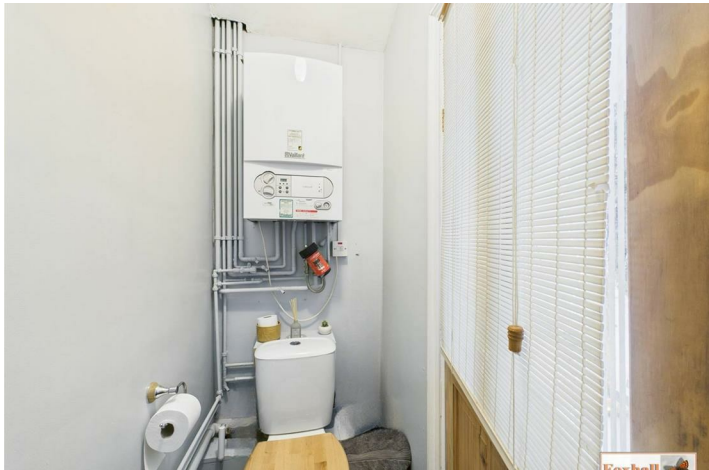
Tenure - Freehold

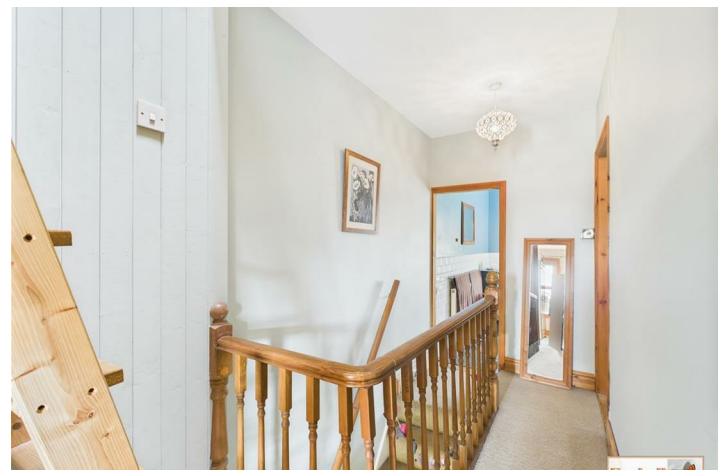
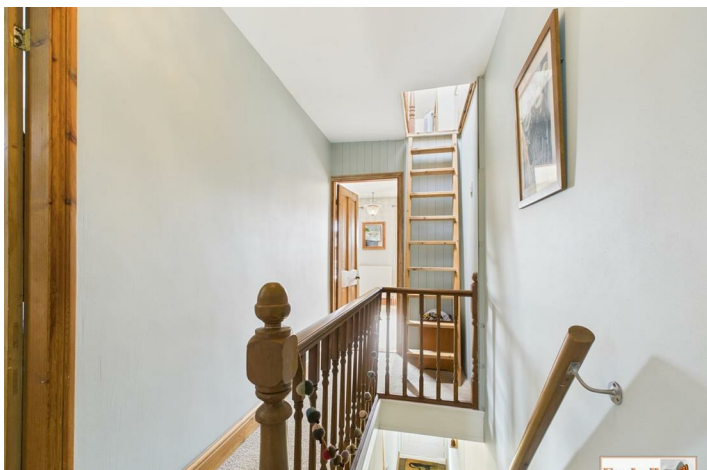
Council Tax Band - C

House has had subsidence works completed 2011 where

mini piles were added to one corner after drain collapse to the side. Full Certificate of Completed Work is available for inspection by potential buyers.









Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0 Building 1

Floor 1 Building 1

Floor 2 Building 1

Approximate total area^m

1029 ft²

95.6 m²

Reduced headroom

81 ft²

7.5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

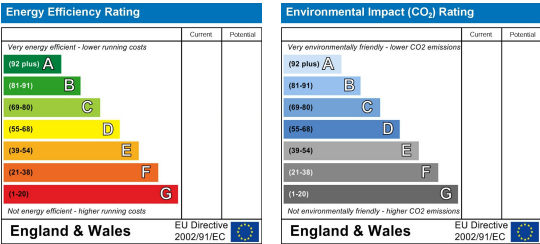
Calculations are based on RICS IPMS 3C standard.

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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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