

# Foxhall



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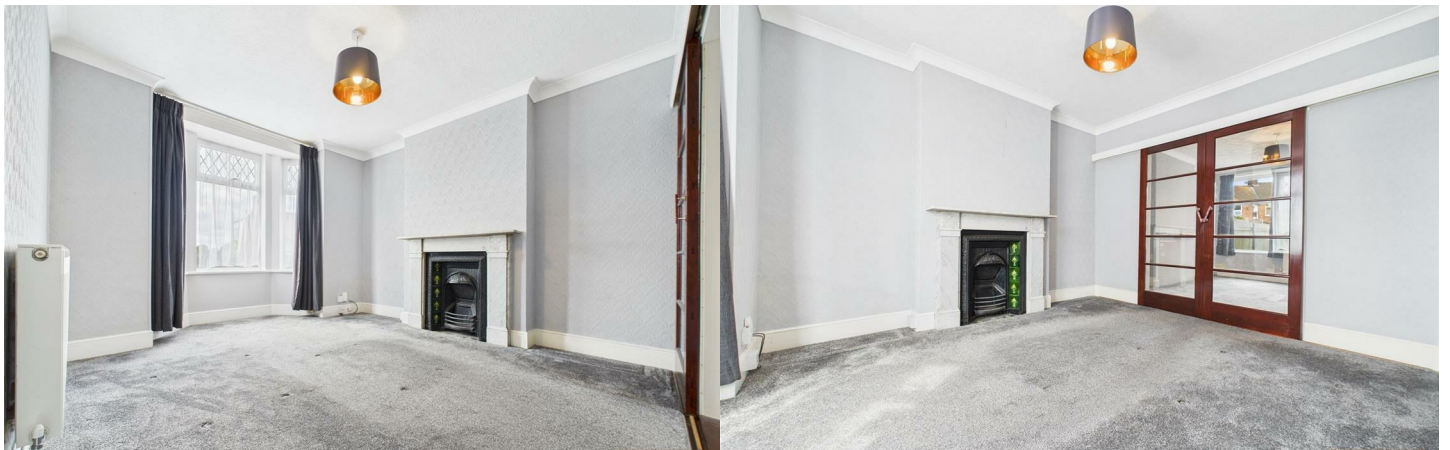
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## Back Hamlet

East Ipswich, IP3 8AW

Offers in excess of £210,000



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## Front Garden

Enclosed to brick wall the front garden is low maintenance, laid to patio slabs, with a path leading to the upvc front door.

## Porch

uPvc front door into the porch, wooden door into the entrance hallway/

## Entrance Hallway

Side aspect door into the lounge/diner, stairs to the first floor, radiator, carpeted flooring.

## Lounge Area

11'1" x 11'0" (3.4 x 3.36)

Front aspect double glazed bay window, radiator, carpeted flooring. There are sliding doors between the lounge and dining areas, allowing for these to be open or separate areas.

## Dining Area

12'1" x 11'6" (3.7 x 3.52)

Rear aspect double glazed window, understairs cupboard, radiator, carpeted flooring, rear sliding door into the Kitchen.

## Kitchen

9'11" x 7'10" (3.03 x 2.41)

Base and eye level units, rolled edge work tops, integrated stainless steel sink and drainer, space for fridge/freezer, space for freestanding oven & hob, space and plumbing for a washing machine. Side aspect upvc door into the garden, side side double glazed window, laminate flooring. Rear aspect door into the lobby.

## Lobby

Rear aspect door into the pantry cupboard, side aspect door into the bathroom, radiator, laminate flooring.

## Bathroom

Panel bath with stainless steel mixer taps and shower attachment, low level w.c., pedestal wash basin, tiled splashbacks, extractor fan, electric heater, side aspect frosted double glazed window, laminate flooring.

## Landing

Doors to all three bedrooms, over stairs storage cupboard, loft access, carpeted flooring.

## Bedroom One

14'4" x 11'1" (4.38 x 3.4)

Two front aspect double glazed windows, radiator, carpeted flooring.

## Bedroom Two

12'0" x 8'11" (3.66 x 2.74)

Rear aspect double glazed window, radiator, carpeted flooring.

## Bedroom Three

10'0" x 7'11" (3.07 x 2.43)

Side aspect double glazed window, radiator, carpeted flooring.

## Rear Garden

Enclosed to fencing the rear garden is mainly laid to lawn with two patio areas and a path leading to the rear. There is a shed to remain along with two covered storage areas and gated side access, being an end terrace this gives easy access round to the front of the property.

## Parking

Back Hamlet falls under 'Zone 1' for Ipswich Borough Council's permit parking areas, this allows residents to purchase up to two permits. The surrounding roads,



including Devonshire and Gladstone offer unrestricted street parking.

### Agents Notes

Tenure - Freehold

Council Tax Band - B











Road Map



Hybrid Map



Terrain Map



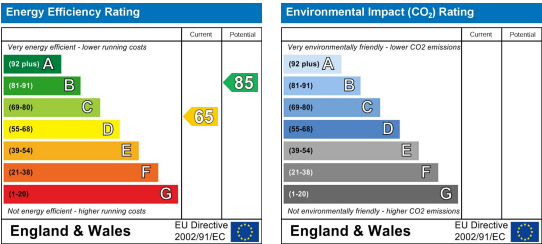
Floor Plan



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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