

Foxhall



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Locarno Road

South East Ipswich, IP3 9BA

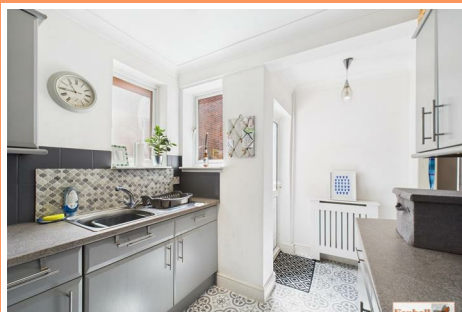
Guide price £265,000



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Front Garden

Block paved low maintenance front garden, access down the side passageway to the rear garden and an open porch with original tiles.

Entrance Hallway

Double glazed UPVC entrance door into the property with double glazed glazed obscure window at the top of that with a glazed inset mat, radiator with bespoke wooden cover, stairs up to the first floor, carpet flooring, doors to lounge, dining room and kitchen, coving, and a large area under the stairs for storage for a desk or such if you needed it.

Lounge

12'5 x 9'4 (3.78m x 2.84m)

Double glazed bay window to the front with extra storage for logs or window seat, laminate flooring, coving, installed wood burner with tiled backing and flooring, wooden plinth over the top, aerial and phone points.

Kitchen

12'4 x 8' (3.76m x 2.44m)

Comprising of wall and base units with cupboards and drawers under worksurfaces over, inset Hotpoint gas oven with four ring hob over, splash-back tiling, extractor fan above, double glazed window to the side and rear, stainless steel sink bowl unit with a mixer tap over, coving, radiator with bespoke wooden cover, vinyl floor tiles and integrated fridge, integrated freezer and dishwasher. UPVC and double glazed pedestrian door out into the rear garden.

Dining Room

11'6 x 9'9 (3.51m x 2.97m)

Wooden glazed door into the dining room, cove ceiling, coving, high skirting boards, radiator and double glazed window to side with fitted blinds.

Cloakroom/Utility Room

8'3 x 4'4 (2.51m x 1.32m)

Wooden glazed door into the cloakroom/utility room, cove ceiling, coving, high skirting boards, extractor fan, low flush W.C, wash hand basin, splashback tiling, obscure double glazed window to the side with fitted blinds, tiled flooring, space and plumbing for a washing machine, space for a tumble dryer, plenty of storage and a wall mounted Baxi boiler (installed in 2018 and is regularly serviced). (This room used to be a shower room and still has the original plumbing if you wish to convert it back to a shower room)

Rear Lobby

Wooden glazed door into the rear lobby, cove ceiling, coving, high skirting boards, carpet flooring, sliding door to the cloakroom/utility room, double glazed window to the side with fitted blinds and a UPVC door out to the rear garden.

Landing

Carpet flooring, coving, cupboard with plenty of storage and shelving, radiator, access to the loft (which is part boarded has a ladder and light), doors to bedroom one, bedroom two, bedroom three and the bathroom.

Bedroom One

13'9 x 11' (4.19m x 3.35m)

Double glazed bay window to the front with a further double glazed window to front, radiator, carpet flooring, high skirting and coving.

Bedroom Two

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

Double glazed window to rear with fitted roller blinds, radiator, carpet flooring, high skirting, coving and a sliding door.

Bedroom Three

9'10 x 9'6 (3.00m x 2.90m)

Double glazed window to the rear, radiator, carpet flooring, high skirting and coving.

Family Bathroom

5'11 x 5'8 (1.80m x 1.73m)

Vinyl flooring, panel bath with shower over, fixed shower screen, low flush W.C, vanity wash hand basin, heated towel rail, extractor fan, two Velux style roof lights, bi-folding door into the bathroom.

Rear Garden

48'6" x 19'6" (14.8 x 5.956)

Fully enclosed rear garden with a lovely patio area suitable for alfresco dining, pedestrian gate through to the front of the property, mainly laid to lawn with some planting and at the rear of the property there is a large summerhouse.

Summerhouse and storage

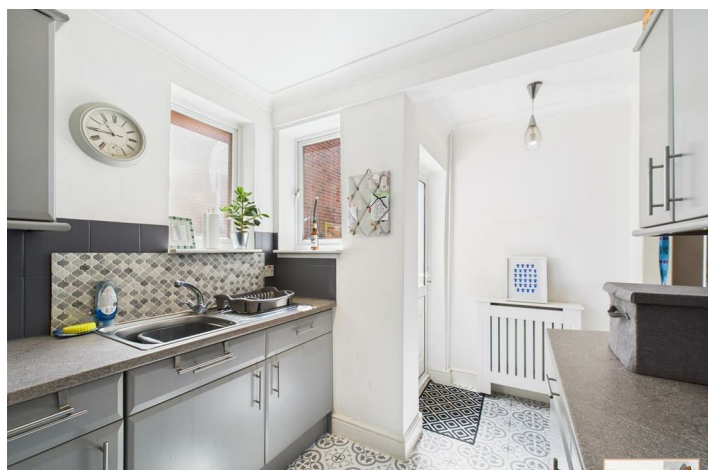
9' x 9' and 8'11 x 4'10 (2.74m x 2.74m and 2.72m x 1.47m)

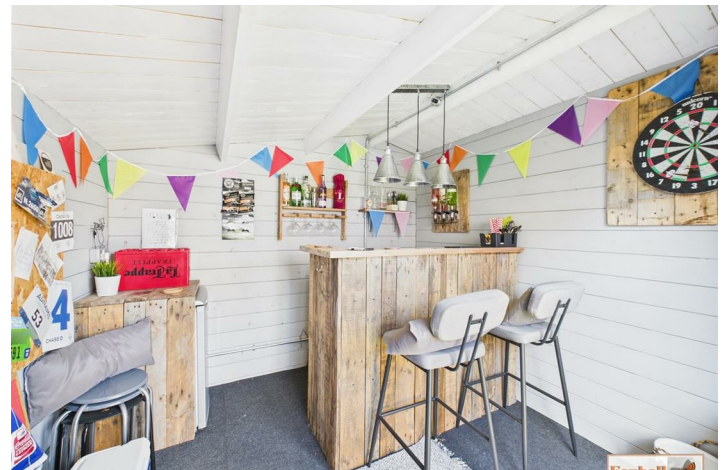
Split into two parts, the largest of which is currently set out as a bar area with light and power and the second part is used for storage again with power and light with an outside tap.

Agents Notes

Tenure - Freehold

Council Tax Band - B







Road Map



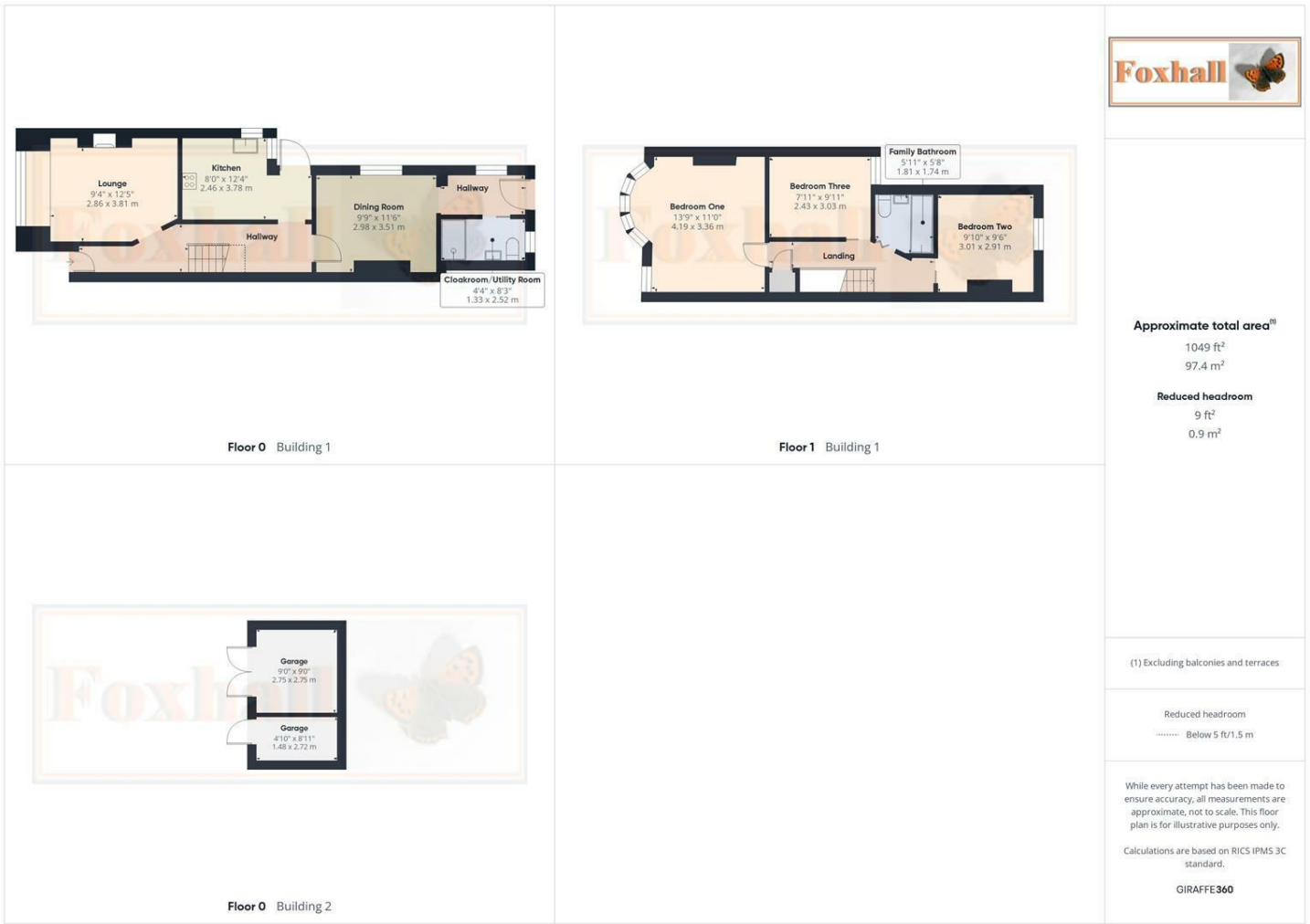
Hybrid Map



Terrain Map



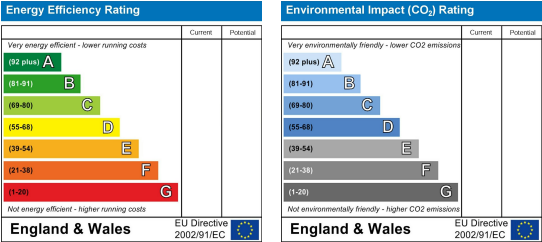
Floor Plan



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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