

Foxhall



Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

Unit 4, Ropes Drive
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk



Hamilton Road

East Ipswich, IP3 9AL

Offers in excess of £250,000



3



1



1



C



Hamilton Road

East Ipswich, IP3 9AL

Offers in excess of £250,000



Front Garden

Mostly laid to shingle, pathway to the front door and a pathway down the side leading to the gate to the rear garden.

Entrance Hallway

Entry via a double glazed obscure UPVC door facing the front with a double glazed obscure window above, laminate flooring, radiator with bespoke wooden cover, door into the lounge/diner and access to the stairs

Lounge/Diner

22'3" x 10'4" (6.78m x 3.15m)

Double glazed three bay window facing the front, double glazed window facing the side and a double glazed window facing the rear, laminate flooring, feature brick fireplace with tiled base and tiled mantle, two radiators and a door into the kitchen

Kitchen

11'10" x 8'5" (3.61m x 2.57m)

Access to a large under stairs cupboard, two double glazed windows to the side, double glazed window facing the rear, door to the downstairs cloakroom W.C, wall mounted Vaillant boiler, spotlights, wall and base fitted units with cupboards and drawers. Integrated NEFF washing machine, built in NEFF oven with a built in Hisense microwave, integrated electric hob with cooker hood above, roll top work surfaces, integrated NEFF dishwasher, 1 1/2 stainless steel sink bowl and drainer unit with a mixer tap, tiled splashback and laminate flooring.

Cloakroom W.C

Double glazed obscure window facing the side, extractor fan, low flush W.C, wall mounted wash hand basin with a mixer tap, tiled splashback and laminate flooring.

Landing

Storage cupboard with fitted shelving, access to the loft, doors to bedrooms one, two, three and the shower room.

Bedroom One

13'8" x 10'5" (4.17m x 3.18m)

Double glazed three bay window, with a separate double glazed window facing the front and a radiator

Bedroom Two

11'5" x 8'4" (3.48m x 2.54m)

Double glazed window facing the rear and a radiator.

Bedroom Three

11'8" x 8'5" (3.56m x 2.57m)

Double glazed window facing the rear and a radiator.

Shower Room

Double glazed obscure window facing the side, fully tiled walls, extractor fan, wet room style flooring with drainage, wall mounted electric shower, wall mounted wash hand basin with a mixer tap, radiator and a low flush W.C.

Rear Garden

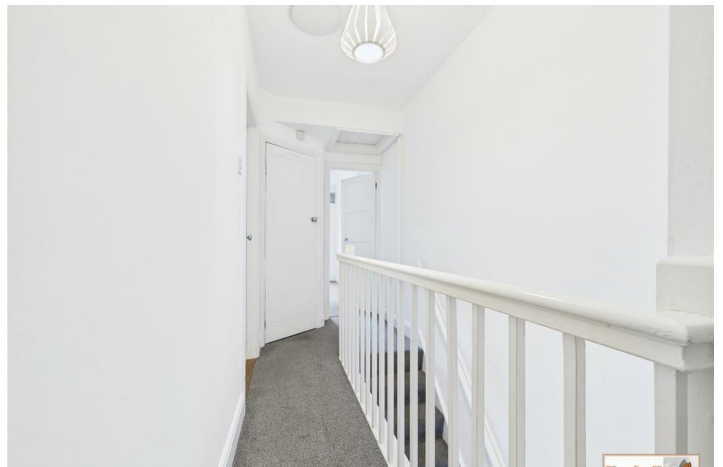
North easterly facing fully enclosed rear garden via wire and panel fencing, mostly laid to lawn, pathway, woodstore, shed, outside power, outside tap and a gate to the side of the property leading to the front.

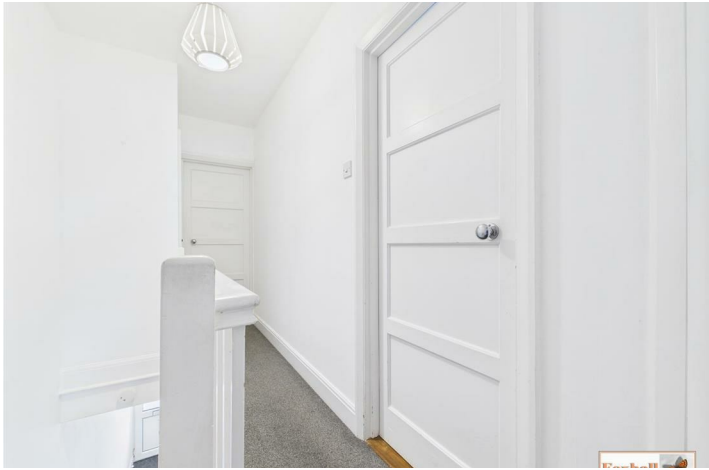
Agents Notes

Tenure - Freehold

Council Tax Band - C







Road Map



Hybrid Map



Terrain Map



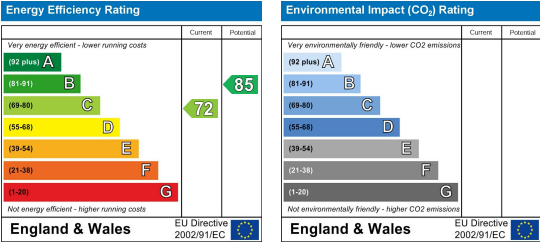
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.