

# Foxhall



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## Woodbridge Road

East Ipswich, IP4 4ES

Guide price £210,000





# 381 Woodbridge Road

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## Woodbridge Road

THREE BEDROOM MID TERRACE - ENTRANCE HALL - LOUNGE WITH SEPARATE DINING ROOM - GROUND FLOOR BATHROOM - THREE LARGE BEDROOMS - DINING ROOM - SEPARATE LOBBY WITH ACCESS TO STAIRS AND FIRST FLOOR LANDING - ENCLOSED NORTH FACING REAR GARDEN - GOOD SCHOOL CATCHMENT AREA (SUBJECT TO AVAILABILITY) - EASY ACCESS TO TOWN CENTRE LOCAL BUS ROUTES AND A12/A14.

**\*\*Foxhall Estate Agents\*\*** are delighted to offer for sale this three bedroom mid terrace house situated on the popular east side of Ipswich.

The property boasts three bedrooms, lounge, separate dining room, entrance hall, rear and mid lobby's, ground floor bathroom, kitchen, enclosed north facing rear garden.

Ipswich's popular east area offers plenty of local amenities including access to supermarkets, local bus routes, good school catchment area (subject to availability) and easy access to A12/A14,

In a valuer's opinion and early internal viewing is highly advised.

## Front Garden

Mainly laid with hard standing concrete and shingle and a pathway to the front door, partly enclosed via panel fencing and a mid height brick wall.

## Entrance Hallway

Entry via a double glazed UPVC obscure door facing the front, door to dining room and access to the lounge.

## Dining Room

11'0" x 7'8" (3.35m x 2.34m)

Double glazed window facing the front and a radiator

## Lounge

11'5" x 11'1" (3.48m x 3.38m)

Understairs storage cupboard, double glazed window to the rear, radiator, door leading to the stairs to first floor and a door to the kitchen.

## Kitchen

12'1" x 6'3" (3.68m x 1.91m)

Wall and base fitted units with cupboards, space for a single oven with a cooker hood above, space for a fridge freezer, single sink bowl and drainer unit with a mixer tap over, plumbing for a washing machine, space for a tumble dryer, wall mounted Ideal Classic boiler (approx 2 years ), tiled flooring, tiled splashback and a door to the rear lobby.

## Rear Lobby

Double glazed obscure door to the side leading to the garden, double glazed obscure window to the side, tiled flooring and door to the bathroom.

## Bathroom

5'5" x 5'3" (1.65m x 1.60m)

Double glazed obscure window to the side, panel bath with a mixer taps and a shower attachment over, extractor fan, low flush W.C, vanity wash hand basin with a mixer tap, stainless steel heated towel rail, tiled flooring and splashback boarded walls.

## Mid Lobby

Gives you access to the stairs from the lounge.

## Landing

Doors to bedrooms one, two, three with laminate flooring.

### Bedroom One

11'2" x 11'1" (3.40m x 3.38m)

Double glazed window facing the front, radiator, storage cupboard and laminate flooring

### Bedroom Two

11'5" x 8'1" (3.48m x 2.46m)

Double glazed window facing the rear, radiator, storage cupboard and laminate flooring

### Bedroom Three

12'1" x 6'4" (3.68m x 1.93m)

Double glazed window facing the rear, radiator and laminate flooring

### Rear Garden

Fully enclosed north facing rear garden with a patio and pathway, mostly laid to lawn with raised vegetable patch/flowerbeds, shed to the rear and a gate to the rear for rear access with an outside tap.

### Agents Notes

Tenure - Freehold

Council Tax Band - A









Road Map



Hybrid Map



Terrain Map



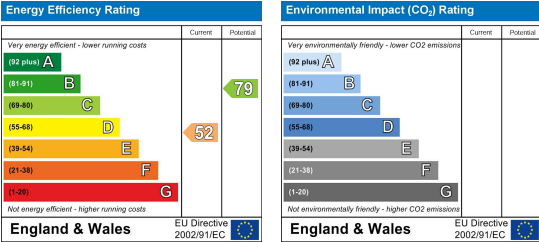
Floor Plan



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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