

Foxhall



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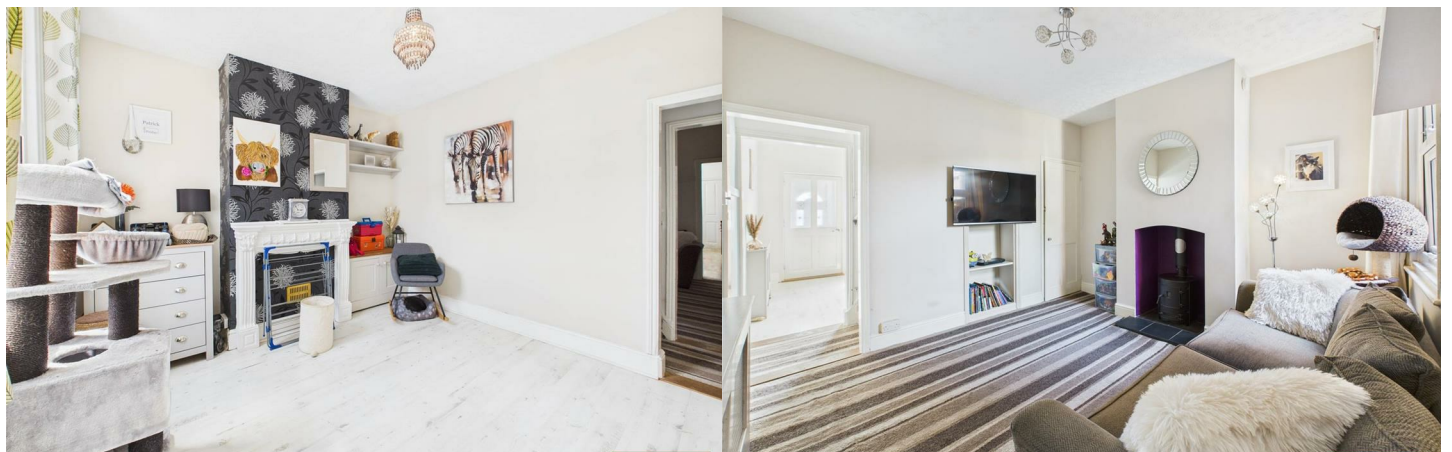
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Rosehill Road

East Ipswich, Ipswich, IP3 8HG

Price £195,000



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Front Garden

Low maintenance slate and concrete driveway suitable for one vehicle.

Entrance Porch

Door into the porch, double glazed window to the side, in-built mat, plenty of room for coats and boots etc and a door into the dining room.

Dining Room

11'5" x 10'10" (3.48m x 3.30m)

Feature mantle place which is not open, double glazed window to the front, laminate flooring, radiator with a bespoke cover, phone and broadband points, cupboard and an in-built cupboard with an opening to the mid lobby.

Mid Lobby

Stairs up to the first floor and door into the lounge.

Lounge

11'6" x 10'11" (3.51m x 3.33m)

Double glazed window to the rear with fitted blinds, feature fireplace with an inset wood-burner with slate tiles, carpet flooring, large under stairs cupboard, radiator with bespoke cover and door through to the kitchen.

Kitchen / Breakfast Room

17'8" x 7'0" (5.38m x 2.13m)

Comprising of wall and base units with cupboards and drawers under solid wooden worksurfaces over, butler sink with a mixer tap over, double glazed window to the side with fitted roller blinds, another double glazed obscure window to the side with fitted roller blinds, pedestrian UPVC obscure double glazed door to the outside, tiled flooring, radiator, splashback tiling, in-built

gas oven with a four ring stainless steel gas hob, extractor fan, breakfast bar, spotlights, smoke alarm, door leading to the downstairs cloakroom, space and plumbing for a washing machine and full height fridge / freezer.

Downstairs Cloakroom

Double glazed obscure window with fitted roller blind, extractor fan, spotlights, small loft hatch, tiled flooring, wash hand basin and a low flush W.C.

Landing

Doors to bedroom one and two, smoke alarm these speak to each other.

Bedroom One

11'5" x 11'0" (3.48m x 3.35m)

Radiator, carpet flooring, double glazed window to the rear, fan light and door to the bathroom

Bedroom Two

11'7" x 11'0" (3.53m x 3.35m)

Double glazed window to the front, carpet flooring, radiator and built in cupboard which has access to the loft.

Family Bathroom

8'10" x 7'0" (2.69m x 2.13m)

Free standing clawfoot bath, low flush W.C, vanity wash hand basin, vinyl flooring, radiator, obscure double glazed window to the rear, extractor fan, panelling and a cupboard housing the boiler I-Mini (approx 10 yrs old and fully serviced).

Rear Garden

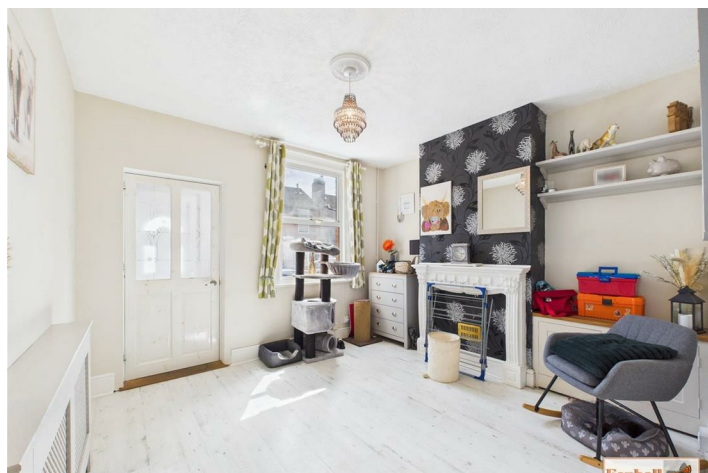
Pathway to the shared alley way with a gate into your rear garden which is fully enclosed goes back quite a

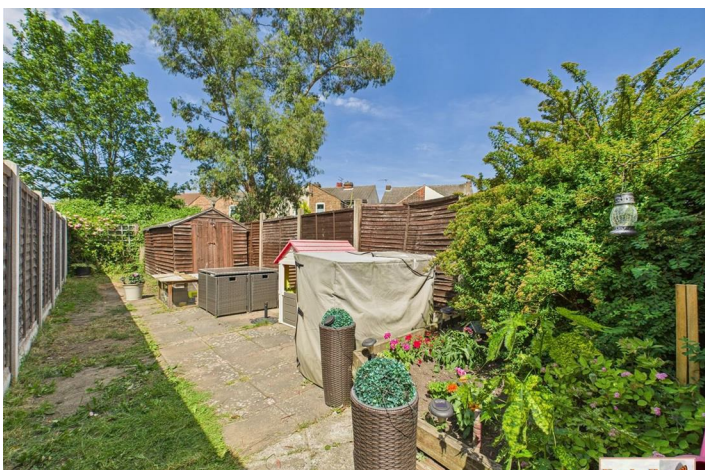
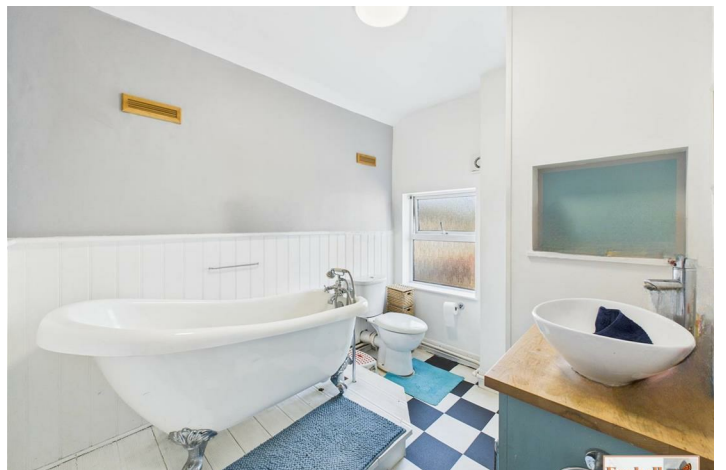
way, very large double shed to stay, low maintenance garden mainly grass and patio with a large patio area suitable for alfresco dining with an outside tap.

Agents Notes

Tenure - Freehold

Council Tax Band - B





Road Map



Hybrid Map



Terrain Map



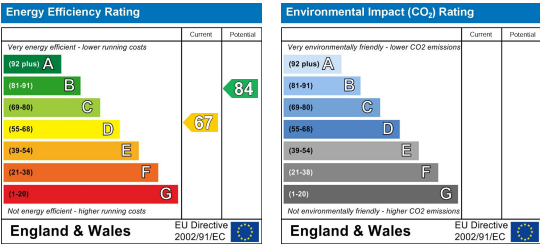
Floor Plan



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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