

Foxhall



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Roma Avenue

Falcon Park, Martlesham Heath, IP5 3RP

Offers over £155,000



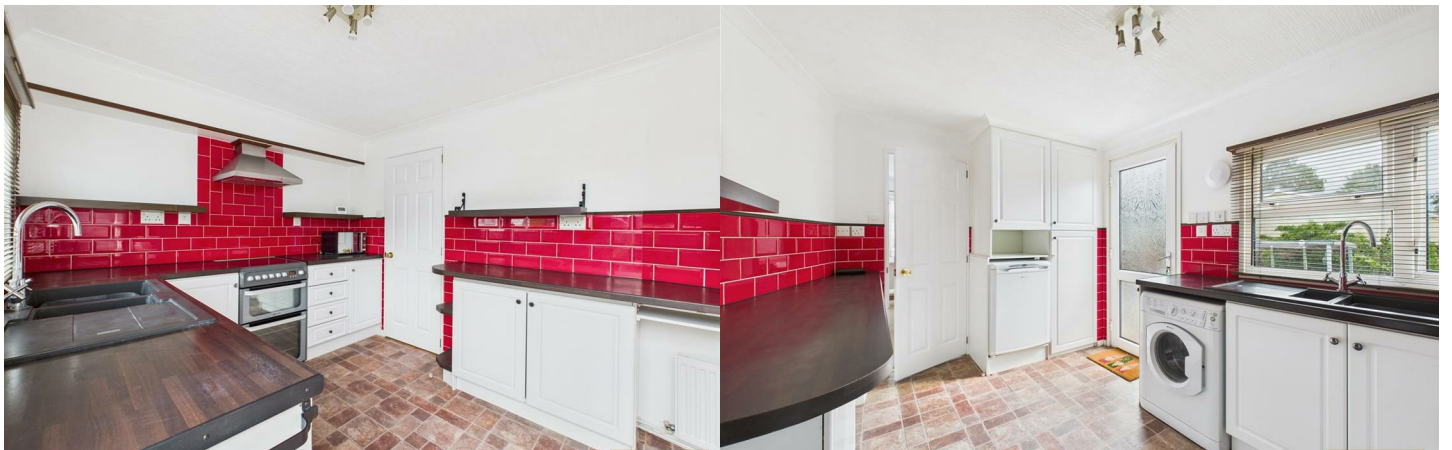
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Entrance Hall

Obscured double glazed door to entrance hall, two built in storage cupboards, access to the loft, thermostat radiator, further built in airing cupboard with heater and door to kitchen.

Kitchen

12'10 x 8'10 (3.91m x 2.69m)

Well fitted comprising 1 1/2 bowl sink with a mixer tap, cupboards under, double glazed window to the rear, good range of roll top work surfaces with drawers and cupboards under, wall mounted shelving, upright cupboard housing the Baxi boiler, further cupboard to the side with appliance space under and cupboard over and door to outside.

Lounge / Diner

17'3" x 9'3" (lounge) 9'3" x 8'0" (diner) (5.26m x 2.82m (lounge) 2.82m x 2.44m (diner))

Dining Area - Double glazed window to side, radiator, coved ceiling and through to the lounge area.

Lounge Area - Double glazed window to front and side, radiator, coved ceiling and a fire surround.

Study

7'1" x 5'6" (2.16m x 1.68m)

Fitted work surface with space and cupboard under, radiator and a obscure double glazed window to rear.

Bedroom One

11'4" x 9'7" (3.45m x 2.92m)

Double glazed window to side, floor to ceiling fitted wardrobe with drawers, radiator and coved ceiling.

Bedroom Two

11'3" x 9'6" (into wardrobe) (3.43m x 2.92m (into wardrobe))

Double glazed window to front, floor to ceiling fitted wardrobes with drawers, radiator and coved ceiling.

Shower Room

6'11" x 5'6" (2.11m x 1.68m)

Independent shower cubicle, wash basin with a mixer tap, cupboards under, low-level W.C., heated towel rail, shelving, obscured double glazed window to front and coved ceiling.

Gardens

Low maintenance design front garden with decorative slate and conifer., block paved walkway to the side providing ample area of off-road parking, leading around to the rear, which can be accessed from both sides of the property. The rear garden itself is of an excellent size with a large crazy paving patio area, garden shed, area screening the Calor gas tank, an area of decorative stone with shrub borders to the boundaries and a further shingled area at the side with greenhouse and gate giving access to the front of the property.

Agents Notes

Tenure - Non Traditional

Council Tax Band - A

****Please Note**** - We understand from the vendor that the site fees were £198/pm and this doesn't include your share of the water bill. (We are waiting documentation from the vendor re the outgoings/above charges).







Road Map



Hybrid Map



Terrain Map



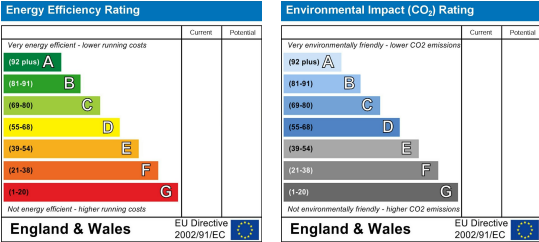
Floor Plan



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.