

Foxhall



Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

Unit 4, Ropes Drive
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

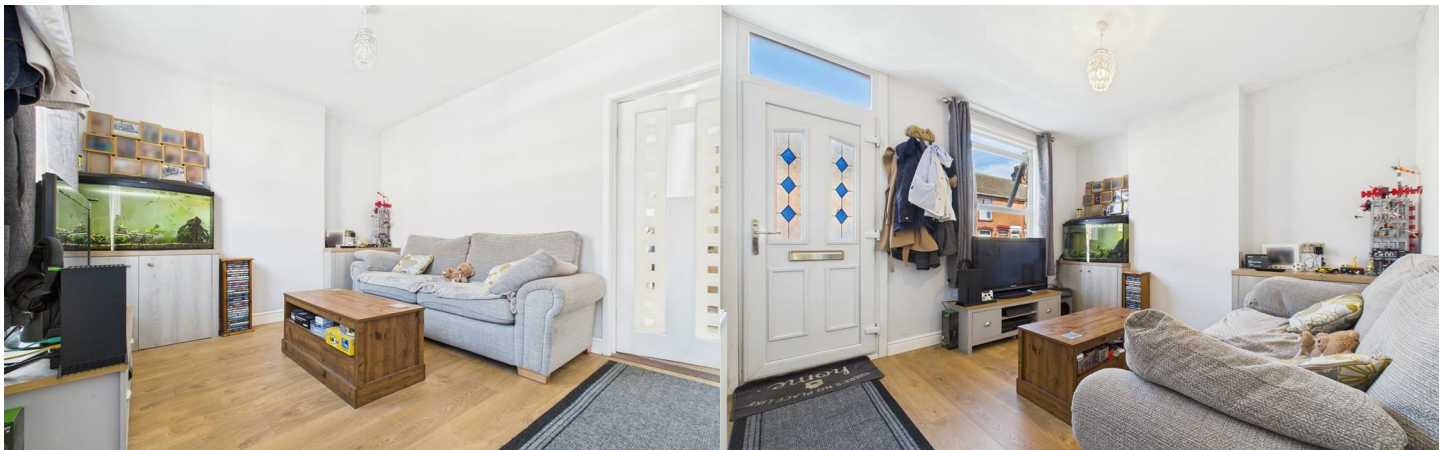
www.foxhallestateagents.co.uk



Phoenix Road

East Ipswich, Ipswich, IP4 4ND

Asking price £209,500



Phoenix Road

East Ipswich, Ipswich, IP4 4ND

Asking price £209,500



Front Garden

The front garden is laid to artificial lawn with low height brick wall to the front and tiled path leading to the front door. There is secure gated access to the side of the property.

Lounge

10'11" x 10'10" (3.33m x 3.30m)

Front aspect UPVC double glazed front door into the lounge, front aspect double glazed window, radiator, laminate flooring.

Dining Room

10'11" x 10'10" (3.33m x 3.30m)

Rear aspect double glazed window, under stairs storage cupboard, radiator, laminate flooring, stairs to the first floor, rear aspect door into the kitchen.

Kitchen

10'5" x 6'6" (3.18m x 1.98m)

Base and eye level units, rolled edge worktops and tiled splashbacks, integrated electric oven, integrated microwave, integrated gas hob with extractor over, integrated stainless steel sink and drainer. Side aspect double glazed window, tiled flooring. Open through to the lobby area.

Lobby

Side aspect UPVC double glazed door into the garden, built in shelving, tiled flooring.

Bathroom

Panel bath with stainless steel mixer taps, overhead rainfall and shower attachment, low level w.c. into vanity unit, hand was basin into vanity, stainless steel heated towel rail, side aspect frosted double glazed window, extractor fan, tiled flooring.

Landing

Doors to all bedrooms, radiator, carpeted flooring, loft access.

Bedroom One

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

Two front aspect double glazed windows, radiator, carpeted flooring.

Bedroom Two

10'10" x 8'0" (3.30m x 2.44m)

Rear aspect double glazed window, radiator, carpeted flooring.

Bedroom Three

10'4" x 6'6" (3.15m x 1.98m)

Rear aspect double glazed window, radiator, carpeted flooring.

Rear Garden

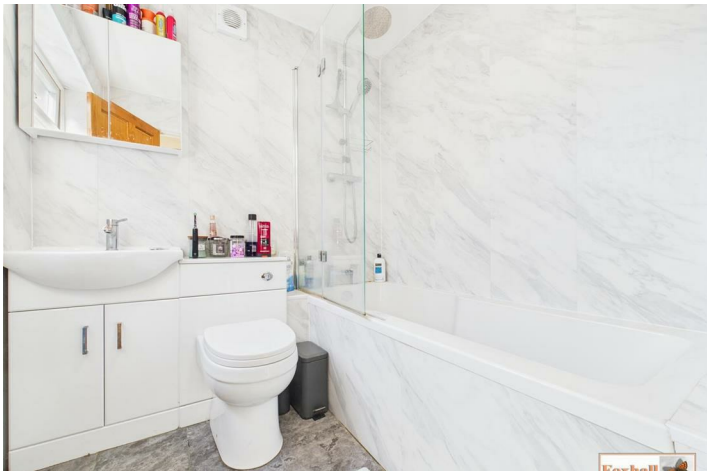
Enclosed to panel fencing the rear garden is mainly laid to lawn with an area of hardstanding and path leading to the large wooden shed. There is gated side access round to the front of the property.

Agents Notes

Tenure - Freehold

Council Tax Band - B







Road Map



Hybrid Map



Terrain Map



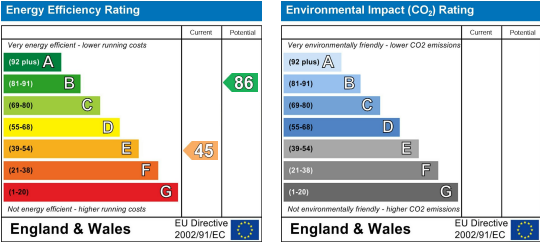
Floor Plan



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



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.