

# Foxhall



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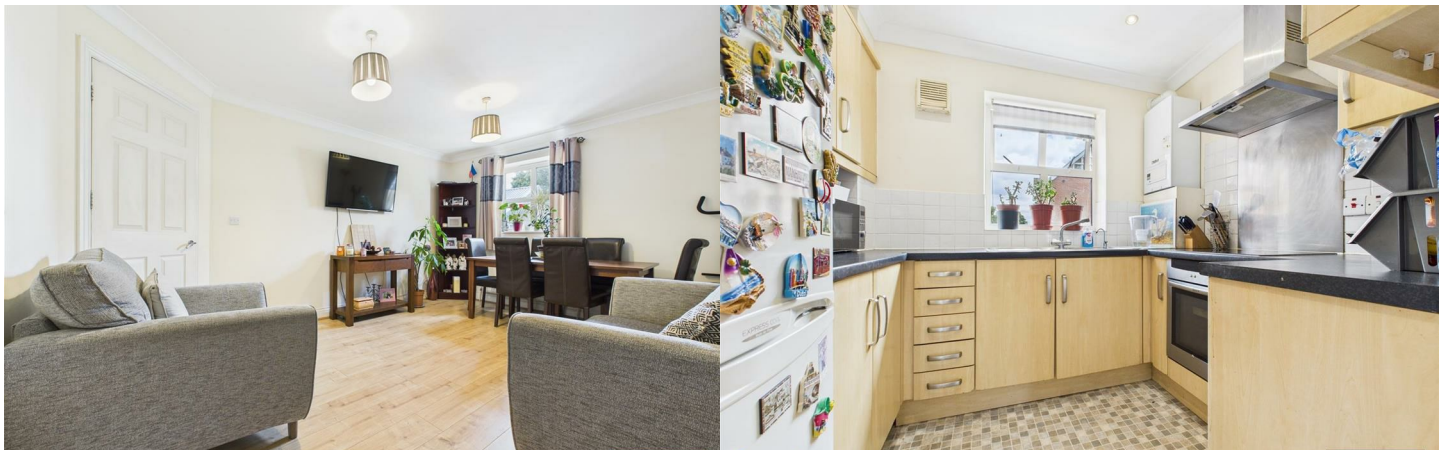
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## Palmerston Road

Town Centre, Ipswich, IP4 2NW

Price £215,000





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## Entrance Hallway

Entry via a obscure double glazed door facing the front, coving, under-stairs cupboard, radiator, laminate flooring, access to the stairs to the first floor and door to the cloakroom W.C. and the utility room.

## Cloakroom W.C.

7'0" x 3'3" (2.13m x 0.99m)

Double glazed obscure window facing the front, radiator, wall mounted wash hand basin with hot and cold taps, low flush W.C., with lino flooring.

## Utility Room

6'0" x 3'3" (1.83m x 0.99m)

Coving, wall level unit, wall mounted extractor fan, worksurface, plumbing for a washing machine, tiled splash-back with lino flooring.

## First Floor Landing

Double glazed window facing the front, access to the stairs for the second floor, coving, door to the lounge and bedroom two.

## Lounge

15'2" x 11'7" (4.62m x 3.53m)

Double glazed window facing the rear, coving, laminate flooring, radiator, two radiators and a door into the kitchen.

## Kitchen

8'5" x 6'11" (2.57m x 2.11m)

Double glazed window facing the rear, wall and base fitted units with cupboards and drawers, stainless steel 1 1/2 sink bowl and drainer unit, wall mounted Vaillant boiler which is 5-6 years old with a regular service history, built-in NEFF oven, a Rangemaster electric hob, with a NEFF cooker hood above with stainless steel splash-back, space for a fridge freezer, wall mounted

extractor fan, spotlights, coving, tiled splash-back and lino flooring.

## Bedroom Two

15'2" x 8'9" (4.62m x 2.67m)

Double glazed window facing the rear, coving, radiator and a cupboard housing the water tank

## Second Floor Landing

Double glazed window facing the front, access to the loft, coving and doors to bathroom, bedrooms one and three.

## Bedroom One

15'2" x 11'7" (4.62m x 3.53m)

Double glazed window facing the rear, radiator, coving and a door to the en-suite.

## En-Suite

8'7" x 6'8" (2.62m x 2.03m)

Double glazed window facing the rear, radiator, coving, spotlights, extractor fan, panel bath with hot and cold taps and a shower over, pedestal wash hand basin with hot and cold taps, low-flush W.C. and lino flooring.

## Bedroom Three

8'6" x 7'0" (2.59m x 2.13m)

Double glazed window facing the front, coving and a radiator.

## Bathroom

8'6" x 7'3" (2.59m x 2.21m)

Coving, spotlights, extractor fan, radiator, low-flush W.C., pedestal wash hand basin with hot and cold taps, shaver point, panel bath with a mixer tap and a shower attachment over with lino flooring.

## Communal Areas

Communal areas such as a garden, bike store, bin storage and a visitors car parking space.

## Agents Notes

Tenure - Leasehold

Council Tax Band - C

990 Year Lease with 978 years remaining

Service charges £449.34 paid every six months

Communal garden / bike store and bin storage available













Road Map



Hybrid Map



Terrain Map



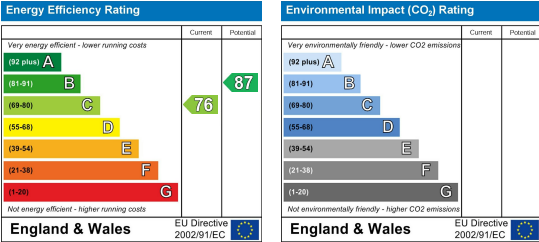
Floor Plan



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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