

Foxhall



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Levington Road

East, Ipswich, IP3 0NJ

Offers in excess of £185,000



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Front Garden

Partly enclosed via a low height brick wall, mostly laid to lawn with a pathway to the front door, there is access to the passageway via a gate down the left hand side of the property.

Entrance Hallway

Entry via a storm porch with tiled flooring, double glazed obscure door facing the front with a double glaze obscure window above, radiator, storage heater, access to the stairs and door into the lounge / diner.

Lounge / Diner

23'8" x 10'2" (7.21m x 3.10m)

Double glaze window facing the front and rear, two radiators, gas fire with a stone base and surround with a wooden mantle (vendor is having gas fire serviced), access to the under-stairs storage via an archway and door into the kitchen.

Kitchen

9'10" x 6'9" (3.00m x 2.06m)

Double glazed window facing the side, double glazed obscure door to the side going out into the garden, wall and base fitted units with cupboards and drawers, built-in oven, gas hob with a cooker hood above, 1 1/2 sink bowl and drainer unit with a mixer tap, space for a fridge freezer, tiled splash-back, a wall mounted Potterton boiler (unsure of age and is regularly serviced) with lino flooring.

Landing

Storage cupboard which gives you access to the loft doors to bedrooms one and two and the bathroom.

Bathroom

9'10" x 6'10" (3.00m x 2.08m)

Double glaze obscure window to the rear, panel bath with hot and cold taps, electric shower over, pedestal wash hand basin with hot and cold taps, low-flush W.C., storage cupboard, radiator and half tiled walls.

Bedroom One

13'5" x 11'7" (4.09m x 3.53m)

Two double glaze windows facing the front and a radiator.

Bedroom Two

11'6" x 7'9" (3.51m x 2.36m)

Double glazed window facing the rear, mid height dado rail and a radiator

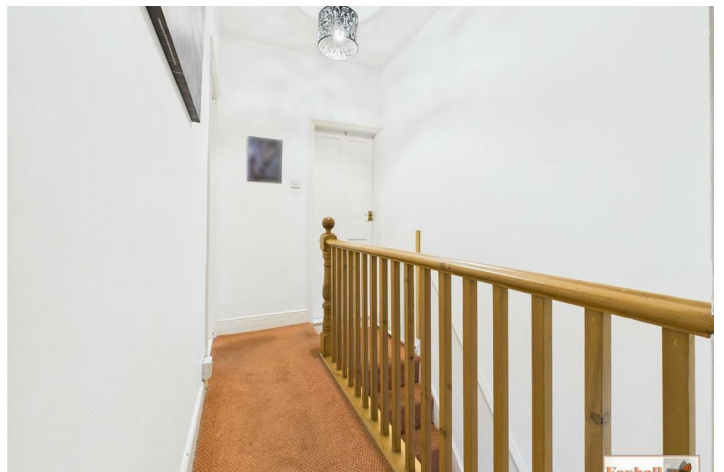
Rear Garden

Fully enclosed east facing rear garden which is enclosed via panel and wired fencing with an array of mature trees and plants, access to a shed which does include power, brick built purpose outbuilding for storage, outside tap, purpose raised flowerbeds and a patio area. There is a side gate leading to the passageway to the front of the property. **Please note that there is mid terrace access through the gardens.**

Agents Notes

Tenure - Freehold
Council Tax Band - B







Road Map



Hybrid Map



Terrain Map



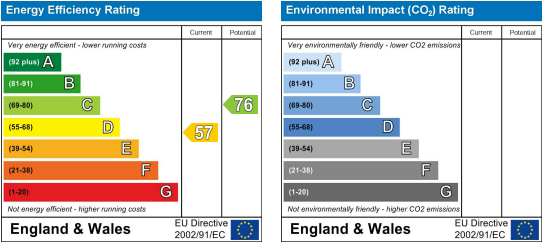
Floor Plan



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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