

Foxhall



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Kirby Street

Off Spring Road, Ipswich, IP4 4PZ

Guide price £210,000



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Front Garden

Block paved providing off-road parking space for one car, with shared side pedestrian access leading around to a gate into the rear garden.

Entrance Hallway

Double glazed entrance door to entrance porch and door into entrance hallway, radiator, stairs off to first floor and door to lounge / diner.

Lounge / Diner

23'1" x 10'4" (7.04m x 3.15m)

Double glazed window to front and rear, radiator, fire surround in the dining area with coal effect fire, coved ceiling and through to the kitchen.

Kitchen

9'6" x 8'1" (2.90m x 2.46m)

Comprising 1 1/4 bowl single drainer stainless steel sink unit, draw and cupboards under, roll-top worksurfaces with drawers and cupboards under, wall mounted cupboards over, folding door to the under-stairs shelved pantry, double glazed window to side, radiator and door to the rear hallway.

Rear Hallway

Coved ceiling door to bathroom and archway through to the utility room / breakfast area.

Bathroom

5'8" x 4'9" (1.73m x 1.45m)

Panel bath with a mixer tap and shower over, folding screen, pedestal wash hand basin with a mixer tap, low-level W.C., radiator, tiled walls, double glazed obscure window to side and an extractor fan.

Utility Room / Breakfast Area

7'7" x 6'10" (2.31m x 2.08m)

Tiled floor, double glazed window to rear, radiator, double

wall mounted cupboard, coved ceiling, telephone point, and double glazed door to outside.

Landing

Cupboard over the stairs, access to the loft and doors to bedrooms one, two and three.

Bedroom One

11'3" x 10'11" (3.43m x 3.33m)

Two double glazed windows to front, radiator, floor to ceiling wall length fitted wardrobes with mirror fronted sliding door and coved ceiling. (bedside units, chest of drawers and chair not staying)

Bedroom Two

11'11" x 8'1" (3.63m x 2.46m)

Double glazed window to rear, radiator, dado rail, coved ceiling, built-in Louvre door cupboard housing the British gas boiler.

Bedroom Three

9'5" x 8'2" (2.87m x 2.49m)

Double glazed window to rear and a radiator.

Rear Garden

The rear garden as previously mentioned is westerly facing with block paved patio area immediately behind the property, it is mainly laid to lawn with flower and shrub borders and to the rear a garden shed and greenhouse.

Agents Notes

Tenure - Freehold

Council Tax Band - B





Road Map



Hybrid Map



Terrain Map



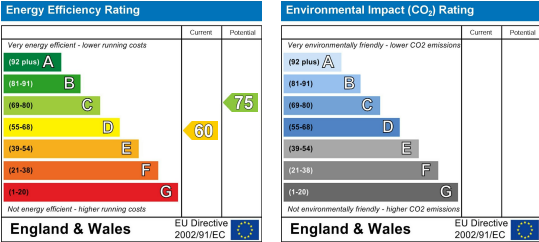
Floor Plan



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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