

Foxhall



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Henniker Road

North-West, Ipswich, IP1 5HQ

Offers in excess of £190,000



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Front Garden

Partly enclosed via iron railed gates giving you access to steps up to the front door, with the front garden at a higher tiered level with a feature patio area and flowerbed borders. Please note there is gated access down the right hand side of the property into the rear garden on the public footpath.

Entrance Hall

Double glazed obscure door facing the front, coving, storage cupboard and a door into the lounge.

Lounge / Diner

22'1" x 13'10" (6.73m x 4.22m)

Double glazed window facing the front, double glazed French style double doors to the rear leading out to the rear garden, two radiators, coving, a beautiful feature inglenook fireplace with a tiled base, exposed brickwork which houses a wood burner, entrance to a mid lobby which gives you access to the stairs and access into the kitchen / breakfast room.

Kitchen / Breakfast Room

17'2" x 9'8" (5.23m x 2.95m)

Three double glazed windows facing the sides, wall and base fitted units with cupboards and drawers, built in double oven with a hob and cooker hood above, 2 1/2 sink bowl with a mixer tap above, laminate flooring for half of the room, radiator, space for dining, single glazed internal door going out into the utility space.

Utility Area

Plumbing for a washing machine, tiled flooring, double glazed UPVC door to the side going out into the garden, radiator and the door into the bathroom.

Bathroom

Double glazed obscure window to the side, panel bath with a mixer tap and a shower attachment, pedestal wash hand basin with hot and cold taps, low-flush W.C., radiator, half tiled walls and tiled flooring.

Landing

Double glazed window facing the side, loft access, natural wood flooring, radiator and doors to bedrooms one, two and three.

Bedroom One

14'0" x 11'0" (4.28m x 3.36m)

Built-in sliding wardrobes, two double glazed windows facing the front, coving and door to en-suite.

En Suite

Step in shower cubicle with a shower over, pedestal wash hand basin with hot and cold taps, low-flush W.C., radiator, extractor fan, coving, lino flooring and tiled splash-back.

Bedroom Two

11'8" x 10'9" (3.56m x 3.28m)

Double glazed window facing the rear and a radiator.

Bedroom Three

10'9" x 8'11" (3.28m x 2.73m)

Double glazed window facing the rear, radiator, cupboard which houses a Optia boiler.

Rear Garden

Two-tier garden, the lower tier which is laid with hardstanding concrete giving you access to an outside tap, three storage sheds, two of which are attached to the end of the property and one is a single construction with a pitched roof with a double side gate out to the

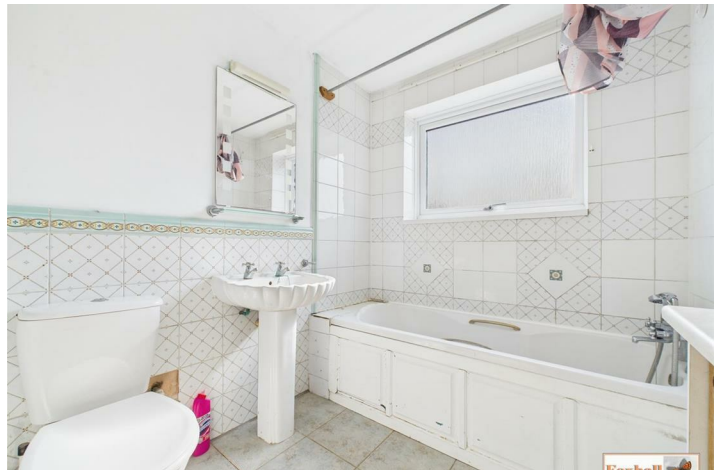
public footpath. There are steps up to upper tier giving you access to a small patio area, the garden is mainly laid to lawn, shingle and patio slabs and fully enclosed via panel fencing.

Agents Notes

Tenure - Freehold

Council Tax Band - B







Road Map



Hybrid Map



Terrain Map



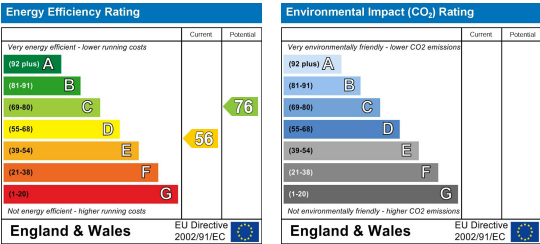
Floor Plan



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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