

Foxhall



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Thacker Close

Bramford, Ipswich, IP8 4FA

Offers in excess of £270,000



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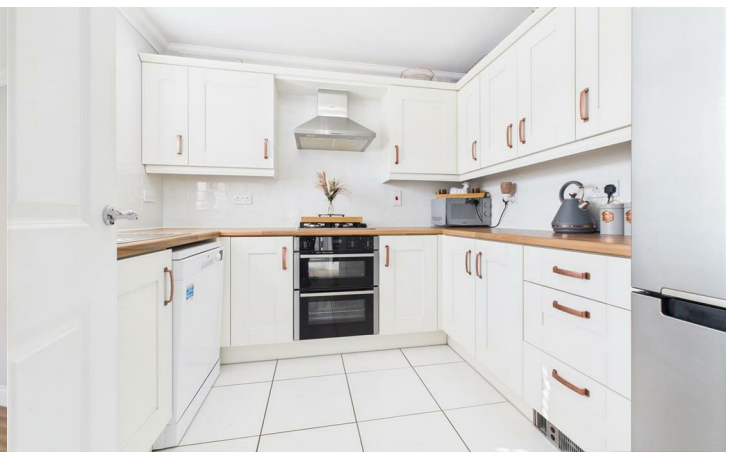
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Front Garden

Off-road parking for two cars via block paved driveway accessible via dropped kerb and a pathway leading up to the front door, guarded off by some hedging and a slate border.

Entrance Hallway

Obscure double glazed composite door facing the front, coving, access to the stairs, radiator, mid height dado rail, LVT flooring and doors to the kitchen, cloakroom W.C and the lounge.

Kitchen

8'11" x 8'3" (2.72m x 2.51m)

Double glazed window facing the front, coving, wall and base fitted units with cupboards and drawers, plumbing for a washing machine, plumbing for a dishwasher, double built-in NEFF oven with grill function, NEFF gas hob with a NEFF cooker hood above, space for a fridge freezer, tiled splash-back, 1 1/2 stainless steel sink bowl and drainer unit with a mixer tap and it also houses the Vaillant boiler which is 2019 regularly serviced, ceiling mounted extractor fan, and tiled flooring.

Cloakroom W.C.

Double glazed obscure window to side, coving, extractor fan, low-flush W.C., pedestal wash hand basin with a mixer tap, tiled splash-back, radiator and LVT flooring.

Lounge / Diner

16'2" x 14'9" (4.93m x 4.50m)

Double glazed window facing the rear, coving, understairs cupboard, two radiators, LVT flooring, double glazed obscure door going out into the rear garden.

Landing

Double glazed window facing the side, mid dado rail,

coving, access to the loft, airing cupboard, radiator and doors to bedrooms one, two, three and the bathroom.

Bedroom One

11'10" x 8'11" (3.61m x 2.72m)

Double glazed window facing the rear, coving, radiator, laminate flooring and a double built-in wardrobe.

Bedroom Two

9'7" x 8'11" (2.92m x 2.72m)

Double glazed window facing the front, coving, radiator and a single built in wardrobe.

Bedroom Three

8'1" x 6'9" (2.46m x 2.06m)

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

Bathroom

6'9" x 6'0" (2.06m x 1.83m)

Double glazed obscure window facing the front, ceiling mounted extractor fan, panel bath with mixer taps and a shower attachment with a separate shower over and glass swing screen, low-flush W.C., pedestal wash hand basin with a mixer tap, radiator, half-tiled walls and vinyl flooring.

Rear Garden

Fully enclosed west facing sunny rear garden enclosed by panel fencing with a large patio area, mainly laid to lawn, decking, outside tap and a gate to the rear leading to a passageway.

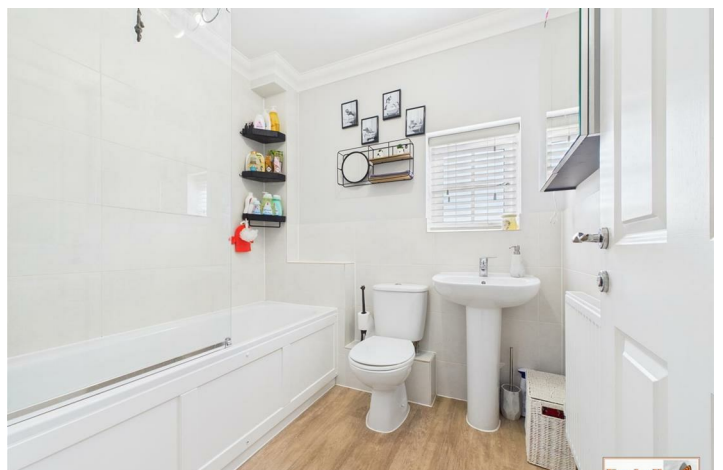
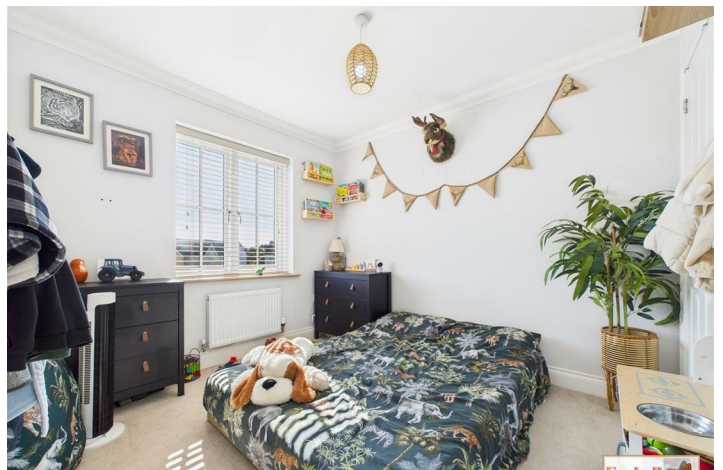
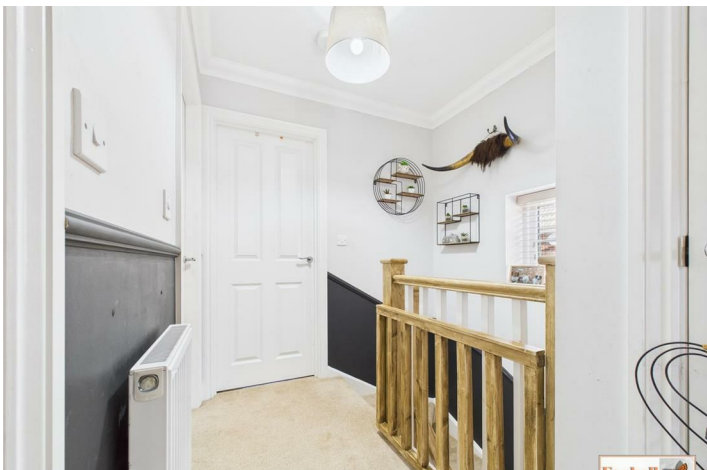
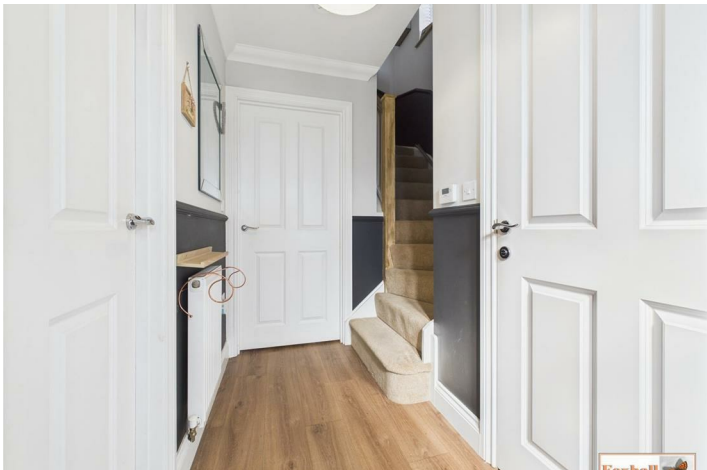
Agents Notes

Tenure - Freehold

Council Tax Band - C

Management Service Charge Of £144.12 PA







Road Map



Hybrid Map



Terrain Map



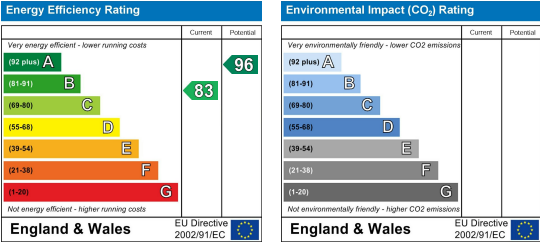
Floor Plan



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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