

Foxhall



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Eccles Road

Belstead Hills, Ipswich, IP2 9RG

Asking price £280,000



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Front Garden

The front garden is mainly laid to patio with an area of hardstanding providing off road parking, there is access down the side of the property to the garage and a path to the front porch.

Porch

Frosted double glazed upvc door into the porch, carpeted flooring and upvc front door into the entrance hallway.

Entrance Hallway

Side aspect door into the lounge, rear aspect door into the kitchen, stairs to the first floor, understairs cupboard, radiator, carpeted flooring.

Kitchen

10'2" x 9'1" (3.11 x 2.79)

Base and eye level units, worktop and tiled splashbacks. Integrated electric oven, integrated gas hob with stainless steel splashback and extractor over, integrated stainless steel sink and drainer, space for a washing machine, space for fridge/freezer, two built in cupboards, rear aspect double glazed window, rear aspect upvc double glazed door into the garden.

Lounge

14'11" x 12'10" (4.57 x 3.93)

Front aspect double glazed window, rear aspect double doors into the dining, radiator, carpeted flooring.

Dining Room

10'1" x 9'3" (3.08 x 2.82)

Rear aspect double glazed sliding doors into the Sunroom, side aspect door into the kitchen, radiator, carpeted flooring.

Sunroom

9'10" x 7'2" (3.02 x 2.2)

Rear aspect double glazed upvc door into the garden, side and rear aspect double glazed windows, radiator, parquet flooring.

Landing

Doors to all three bedrooms, the bathroom, W.C. and airing cupboard. Loft access, carpeted flooring.

Bedroom One

12'5" x 10'4" (3.79 x 3.17)

Front aspect double glazed window, radiator, laminate flooring.

Bedroom Two

10'6" x 10'0" (3.22 x 3.06)

Rear aspect double glazed window, boxed in wall mounted boiler, radiator, carpeted flooring.

Bedroom Three

8'4" x 8'3" (2.56 x 2.54)

Front aspect double glazed window, over stairs storage cupboard, radiator, carpeted flooring.

Bathroom

Panel bath with stainless steel mixer and overhead shower and glass shower screen, hand wash basin into vanity unit, stainless steel towel rail. Rear aspect frosted double glazed window, tiled flooring, tiled walls.

W.C.

Low level W.C., rear aspect frosted double glazed window, tiled flooring, tiled walls.

Rear Garden

Enclosed to panel fencing the rear garden is mainly laid

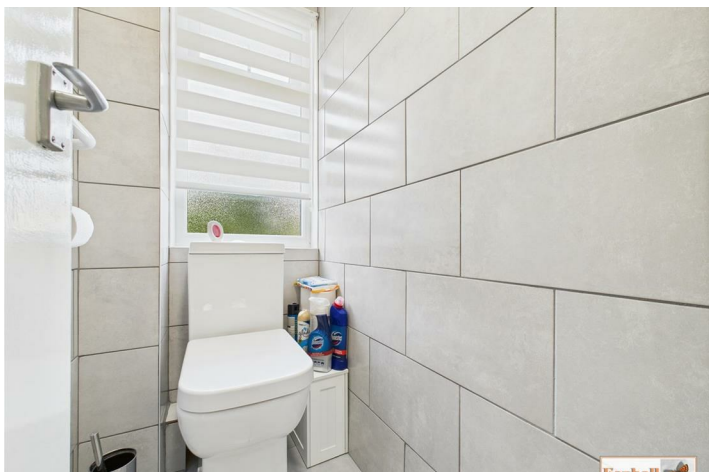
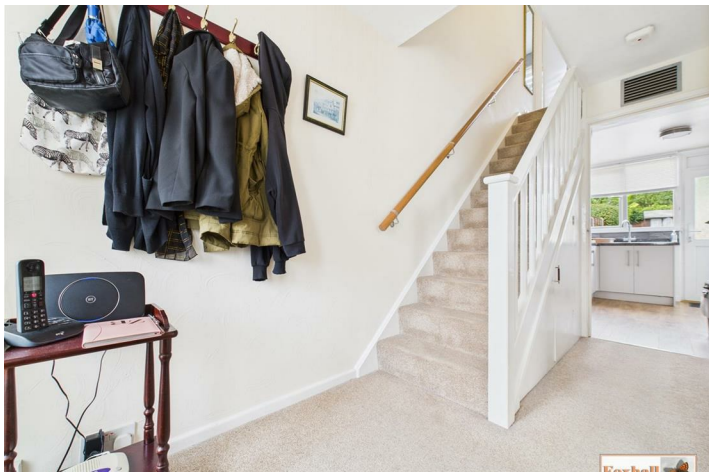
to lawn with an area of patio and an area laid to slate. There is gated side access round to the garage and front of the property and an outside tap.

Agents Notes

Tenure - Freehold

Council Tax Band - C









Road Map



Hybrid Map



Terrain Map



Floor Plan



Floor 0



Floor 1



Approximate total area[®]
931 ft²
86.4 m²

(1) Excluding balconies and terraces

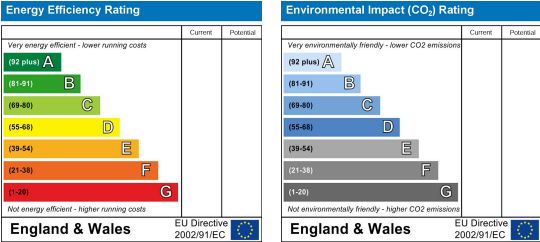
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.