

Foxhall



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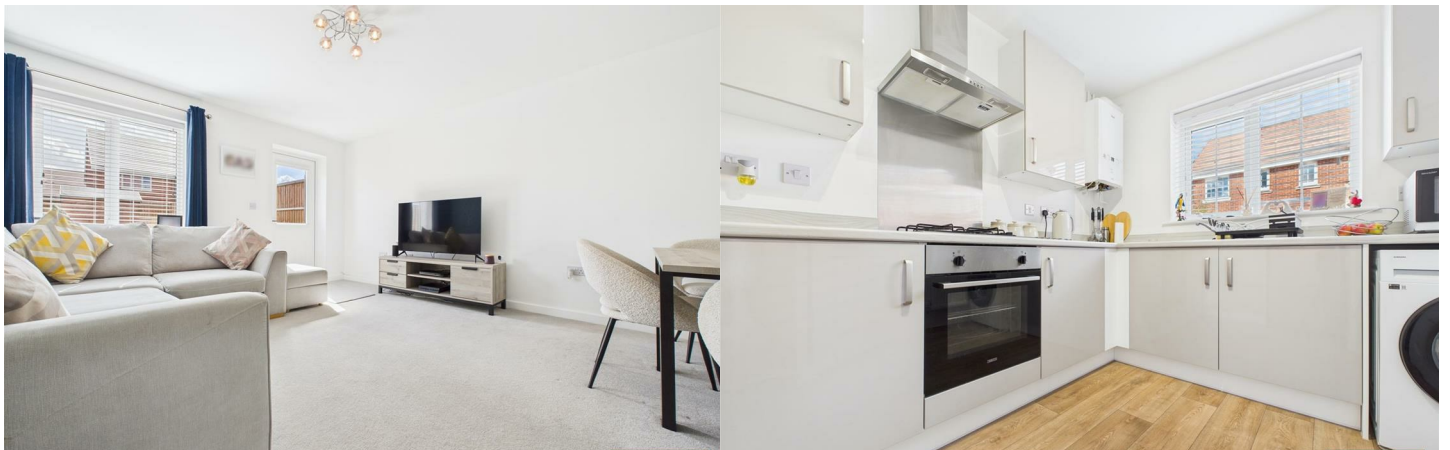
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Wagtail Lane

Bramford, IP8 4FX

Asking price £135,000



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Front Garden

The front garden is laid to a variety of shrubs, there is a path leading to the UPVC double glazed front door.

Entrance Hallway

Front aspect UPVC double glazed door into the entrance hallway, side aspect doors into the kitchen and W.C., rear aspect door into the lounge, stairs to the first floor, radiator and carpet flooring.

Kitchen

10'11" x 8'7" (3.33 x 2.64)

Base and eye level units, rolled edge worktops. integrated electric oven & hob with stainless steel splashback and extractor over, wall mounted boiler, space for freestanding fridge/freezer, space for washing machine, front aspect double glazed window, radiator and laminate flooring.

Lounge / Diner

16'8" x 13'3" (5.10 x 4.06)

Rear aspect double glazed window, rear aspect double glazed UPVC door into the garden, under stairs storage cupboard, radiator and carpet flooring.

W.C.

Low level W.C., wall mounted hand wash basin with tiled splashback, radiator and laminate flooring.

Landing

Doors to both bedrooms, the bathroom and the airing cupboard and carpet flooring.

Bedroom One

13'3" x 11'3" (4.06 x 3.43)

Two front aspect double glazed windows, radiator and carpet flooring.

Bedroom Two

13'3" x 9'9" (4.05 x 2.99)

Rear aspect double glazed window, radiator and carpet flooring.

Bathroom

7'1" x 5'7" (2.18 x 1.71)

Panel bath with stainless steel mixer taps, stainless steel shower and riser, glass shower screen and tiled splashback. Low level W.C., pedestal hand wash basin, radiator, extractor fan and laminate flooring.

Rear Garden

Enclosed to panel fencing the South facing rear garden is mainly laid to lawn with a patio area and path to the side gate, there is a wooden storage shed to the rear.

Off Road Parking

There is a driveway for two vehicles and unrestricted street parking on the road.

Agents Notes

Tenure - Leasehold

Council Tax Band - B

Based on 50% shared ownership the rent is £360.08 pcm. The lease does allowing staircasing up to 100% ownership.







Road Map



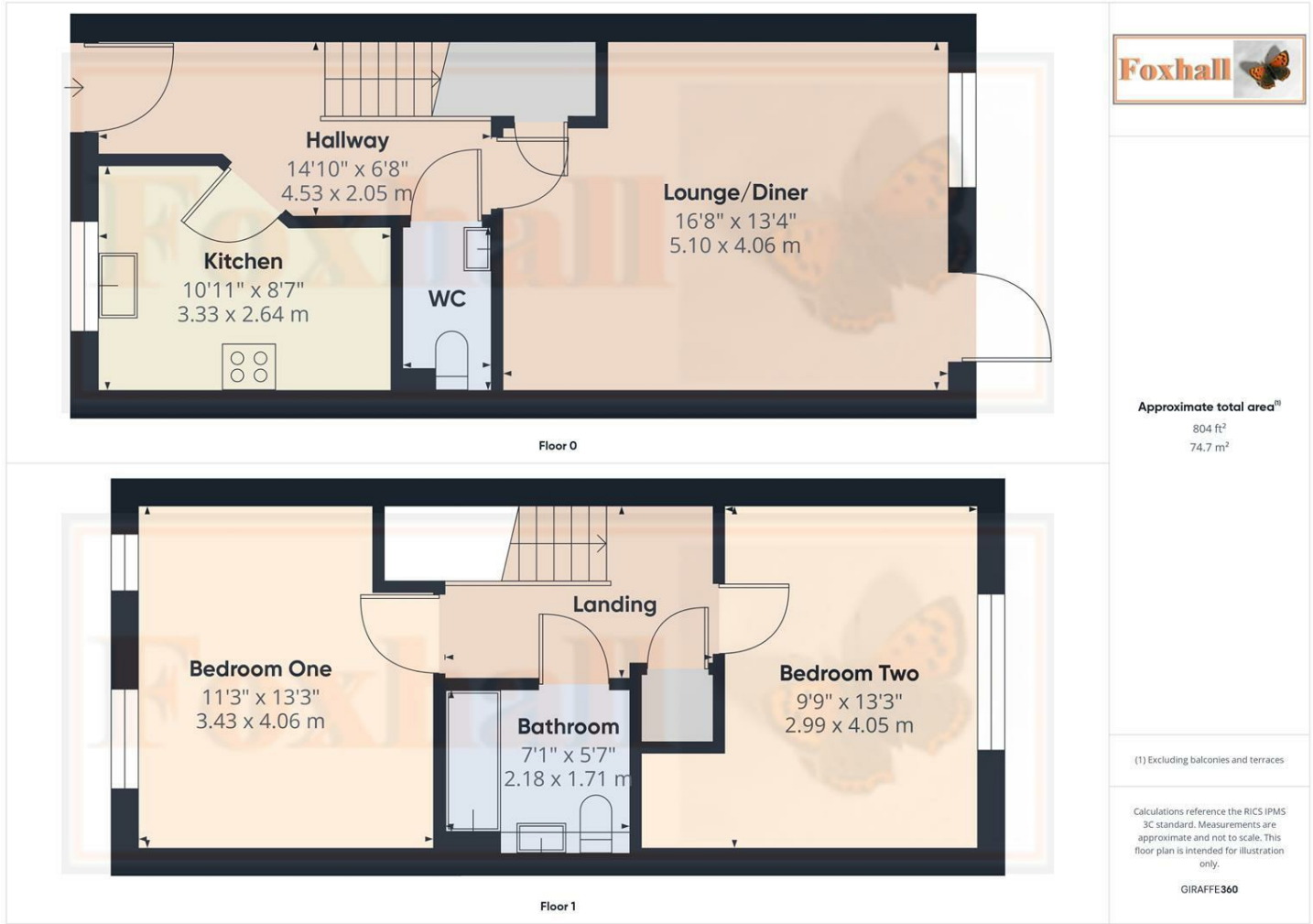
Hybrid Map



Terrain Map



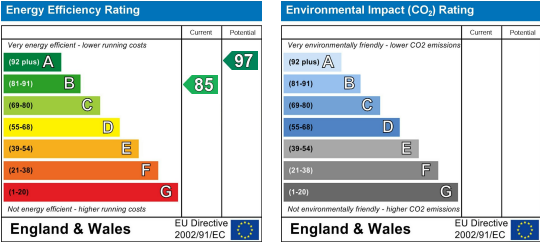
Floor Plan



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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