

Foxhall



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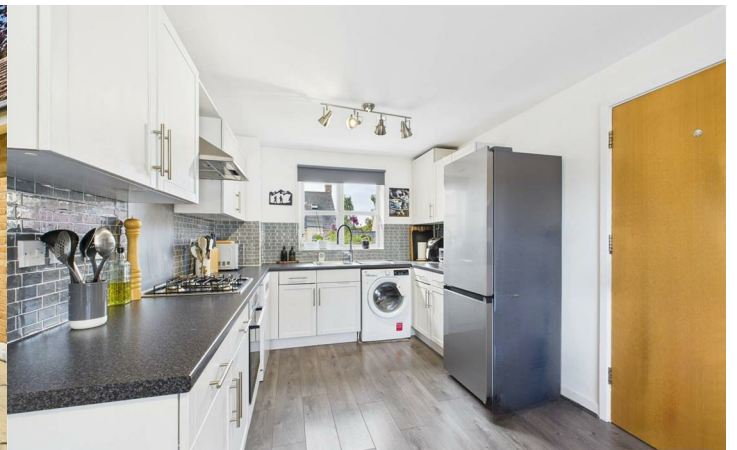


Emperor Circle

Ravenswood, Ipswich, IP3 9UD

Guide price £290,000

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Front Garden

Hard standing low maintenance front garden with hardstanding for two vehicles, access to the garage and the rear garden, outside tap and a hanging porch with a light.

Entrance Hallway

Entrance door into the entrance hallway, doors to downstairs W.C. and bedroom two / lounge, radiator, alcove for storage of coats and shoes, etc, fuse board, coving, stairs up to the first floor, radiator and door to the downstairs cloakroom.

Bedroom Two / Lounge

15'10" x 8'9" (4.83m x 2.67m)

Double glazed window to the front, carpet flooring, two radiators, double glazed patio doors to the rear and an under stairs cupboard.

Downstairs Cloakroom

Pedestal wash hand basin, low-flush W.C., double glazed obscure window to the side with fitted roman blind, vinyl flooring, radiator, alarm system and splash-back tiling.

First Floor Landing

Doors to the kitchen / diner and the lounge / diner, radiator, stairs up to the second floor and a smoke alarm.

Lounge / Diner

15'11" x 10'1" (4.85m x 3.07m)

Two double glazed windows to the front with fitted roller blinds, double glazed window to the rear with fitted roller blinds, two radiators, carpet flooring and an aerial point.

Kitchen / Diner

15'10" x 9'1" (4.83m x 2.77m)

Comprising of wall and base units with cupboards and drawers under work-surfaces over, stainless steel sink bowl drainer unit with a directional mixer tap over, double glazed window to the front and rear with fitted

roller blinds, laminate flooring, under counter heater, Zanussi, oven with a stainless steel hob over, stainless steel splash-back, stainless steel extractor fan, splash-back tiling, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for a full height fridge / freezer, radiator and a wall mounted Ideal Classic boiler (regularly serviced).

Second Floor Landing

Doors to bedrooms two and three and the family bathroom, radiator, airing cupboard that houses the Boiler Mate tank and plenty of storage, access to the loft (has light and is part boarded) and a double glazed window to the rear.

Bedroom One

11'8" x 10'4" (3.56m x 3.15m)

Carpet flooring, panelling, double glazed window to the front, radiator, fitted mirror fronted wardrobe and door to the en-suite.

En-Suite

Walk-in shower cubicle with a hand held shower attachment, vanity wash hand basin, low-flush W.C., tiled splash-back, half tiled walls, tiled flooring, obscure double glazed window to the rear and spotlights.

Bedroom Three

9'2" x 8'7" (2.79m x 2.62m)

Radiator, carpet flooring, built-in wardrobe with mirror fronted doors, dado rail and double glazed window to the front with fitted roller blind.

Family Bathroom

9'4" x 6'6" (2.84m x 1.98m)

Panelled bath with a shower over and a mixer tap and a solid shower screen, pedestal wash hand basin, low-flush W.C., tiled flooring, tiled splash-back and walls, radiator, obscure double glazed window to the rear, extractor fan and spotlights.

Rear Garden

18'11" x 41'0" (5.789 x 12.5)

Large patio area suitable for alfresco dining, mainly laid to lawn, pathway and further area with a patio area and some mature planting, borders with mature planting and a shed approx. 6'9" x 10'4" to stay and a shingle area with some storage etc with a pedestrian gate into the garage and carport area.

Garage

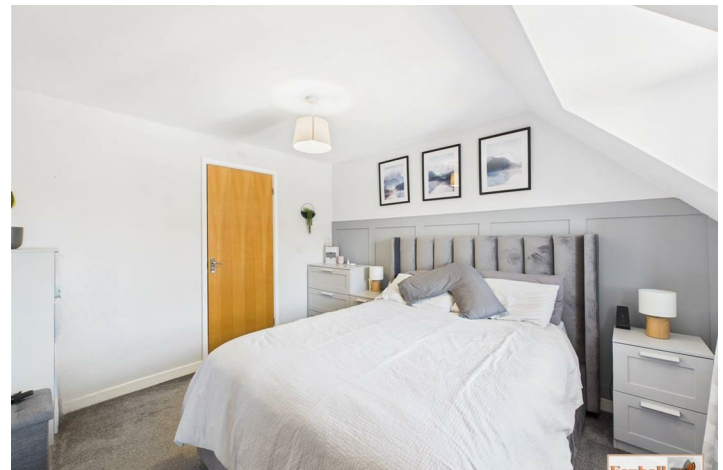
Manual up and over door, power and lighting with plenty of rafter storage and a pedestrian door into the garden.

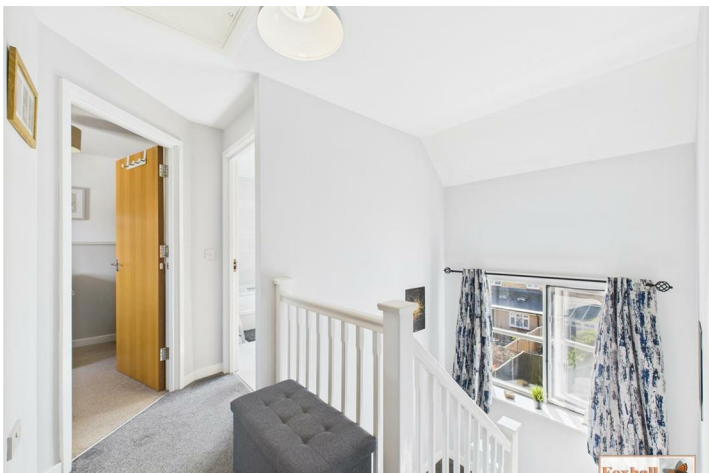
Agents Notes

Tenure - Freehold

Council Tax Band - C

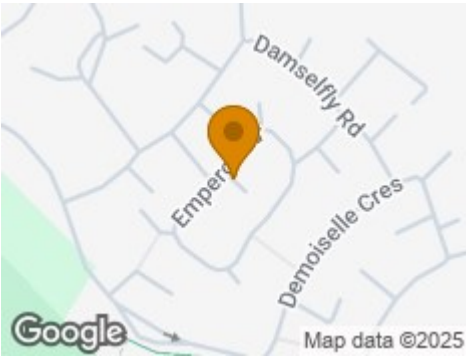








Road Map



Hybrid Map



Terrain Map



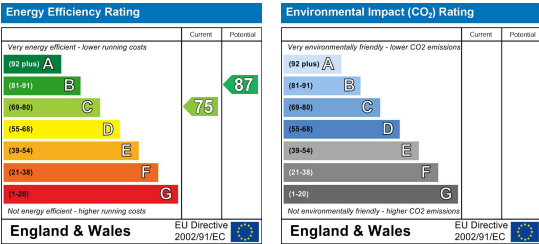
Floor Plan



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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