

# Foxhall



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## Trinity Close

Kesgrave, IP5 1JB

Offers invited £230,000



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## Front Garden

Enclosed to mature hedging the front garden is mainly laid to lawn with mature tree's and a path to the front door.

## Entrance Hallway

Doors to the kitchen, lounge/diner, both bedrooms and the bathroom. Electric heater, carpeted flooring.

## Kitchen

8'2" x 7'5" (2.5 x 2.27)

Base and eye units, rolled edge worktops and tiled splashbacks. Integrated stainless steel sink and drainer, space and plumbing for a washing machine, space for a freestanding oven and hob, space for a fridge/freezer. Front aspect double glazed window, electric heater, laminate flooring.

## Lounge/Diner

16'8" x 10'10" (5.08m x 3.30m)

Rear aspect door into the garden, rear aspect double glazed window, electric heater, carpeted flooring.

## Bedroom One

12'9" x 8'10" (3.91 x 2.7)

Rear aspect double glazed window, electric heater, carpeted flooring.

## Bedroom Two

8'10" x 7'10" (2.7 x 2.39)

Front aspect double glazed window, electric heater, carpeted flooring.

## Bathroom

Panel bath with stainless steel taps, pedestal hand wash basin, low level W.C, electric heater. Side aspect frosted double glazed window, part tiled walls, carpeted flooring.

## Rear Garden

Enclosed to the mixture of panel fencing and hedging the Westerly facing rear garden is mainly laid to lawn with a number of mature shrub and flower beds. There is a wooden storage shed and path to the rear and side gated access.

## Garage & Parking

There is a garage with up and over door and off road parking for two vehicles. There is unrestricted street parking on the road itself.

## Agents Notes

Tenure - Freehold

Council Tax Band - B





Road Map



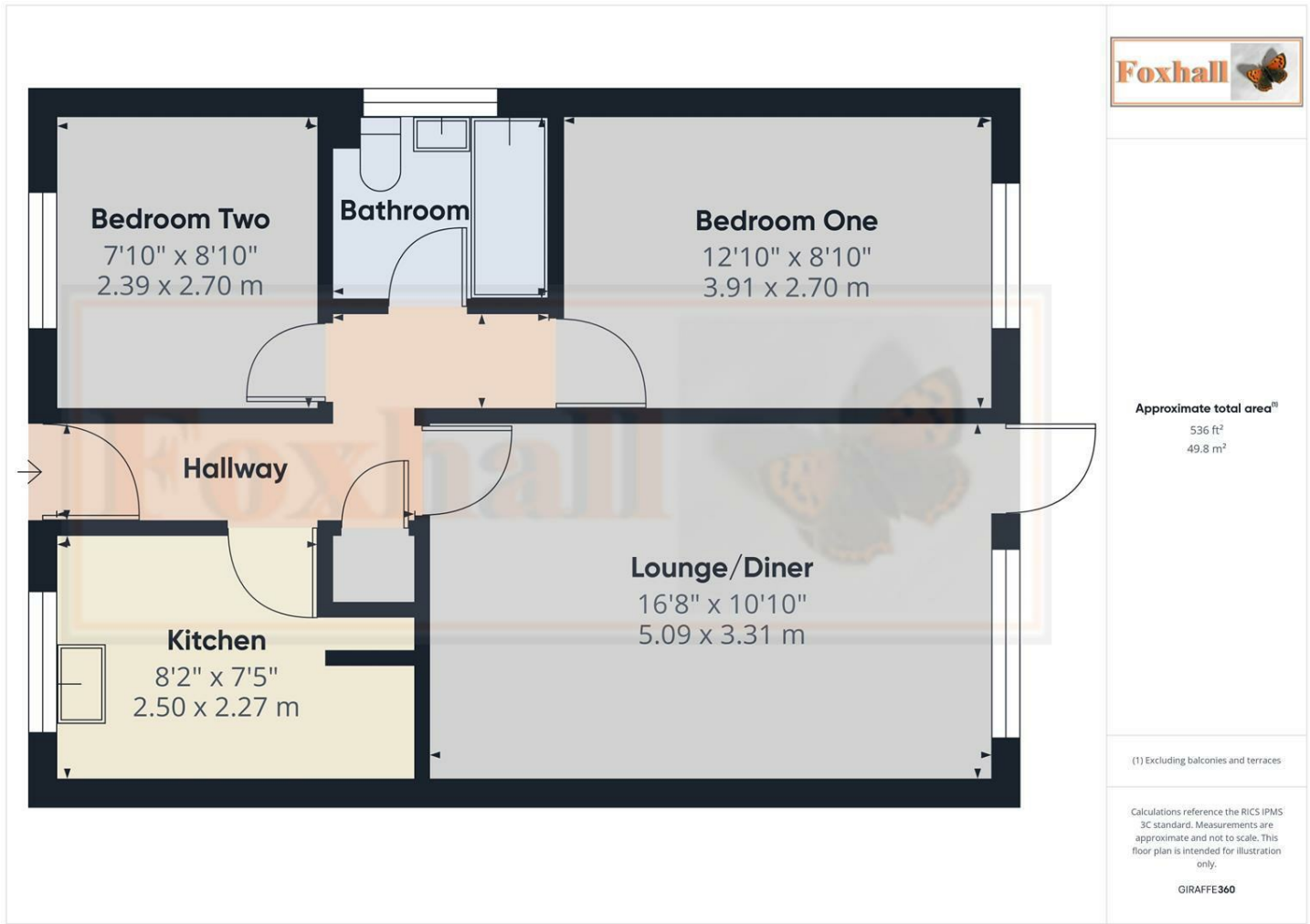
Hybrid Map



Terrain Map



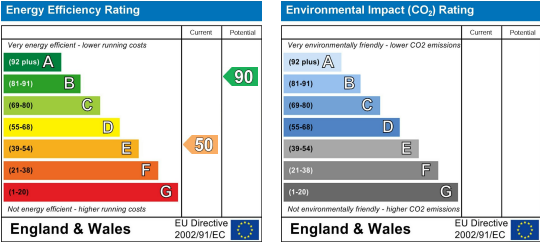
Floor Plan



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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