

Foxhall



Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

Unit 4, Ropes Drive
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk



Felixstowe Road

South-East, Ipswich, IP3 9BZ

Offers over £210,000



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Front Garden

Enclosed via a mid height brick wall accessible via a gate with a pathway to the storm porch and front door, mostly laid to lawn with flowerbeds and a mixture of mature trees and plants including conifers.

Entrance Hall

Entry by a single glazed obscure door to the front with stained glass feature with a single glazed stained glass feature windows either side, gas radiator with tiled splash-back, access to the stairs, coving and a under stairs cupboard with lighting which has access to the gas and electric meters and doors to the lounge, kitchen and dining room.

Lounge

11'6" x 11'4" (3.51m x 3.45m)

Double glazed wood framed bay window facing the front with stained glass feature above, there is a gas fire with a tiled background and base with a wooden mantle.

Kitchen

13'9" x 6'9" (4.19m x 2.06m)

Single glazed window to the side, single glazed window to the rear, single glaze obscure door to the rear going out into the garden, wall and base fitted units with cupboards and drawers, a single sink stainless steel sink bowl and drainer unit with hot and cold taps, space for a oven, plumbing for a washing machine, space for a under unit fridge and freezer, tiled splash-back, wall mounted Alpha boiler and a serving hatch.

Extended Dining Room

17'5" x 9'9" (5.31m x 2.97m)

Single glazed windows facing the rear, single glazed windows facing the rear, gas fire with a stone base and mantle, access from the serving hatch and wall lights.

Landing

Double glazed obscure window facing the side, coving, doors to bedrooms one, two and three and the bathroom.

Bedroom One

11'7" x 11'4" (3.53m x 3.45m)

Double glazed wooden framed bay window facing the front with feature stained glass along the top and a fitted storage cupboard with shelving.

Bedroom Two

11'7" x 10'3" (3.53m x 3.12m)

Single glazed window facing the rear, fitted wardrobe space with cupboards above and natural wood flooring.

Bedroom Three

8'8" x 5'7" (2.64m x 1.70m)

Double glazed wood framed window facing the front with stained glass above.

Bathroom

7'11" x 6'9" (2.41m x 2.06m)

Single glazed obscure window to the rear, single glazed obscure window to the side, panel bath with hot and cold taps and a shower over, vanity wash hand basin with hot and cold taps, low-flush W.C., tiled splash-back and access to the loft.

Rear Garden

North-easterly fully enclosed rear garden with a large patio area with plenty of mature flowerbeds with a mixture of trees and shrubs. Partly laid to lawn, access to a greenhouse, shed, pathways, fully enclosed by panel fencing, rear gate giving you access to your parking space. Side access towards the front garden giving you access to drainage and an outside tap.

Parking Space which is accessible from Ascot Drive and you have access to one space directly by the back gate with right of way access.

Agents Notes

Tenure - Freehold

Council Tax Band - B

****Subject to Probate**** - Not yet granted







Road Map



Hybrid Map



Terrain Map



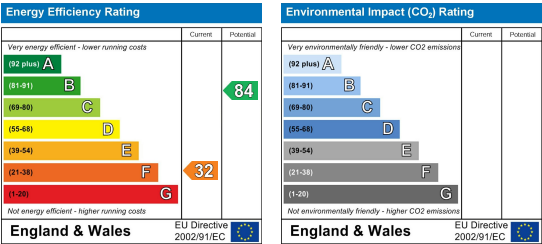
Floor Plan



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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