

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



Belvedere Road

East Ipswich, IP4 4AD

Asking price £260,000



Belvedere Road

East Ipswich, IP4 4AD

Asking price £260,000



Front Garden

Block paved driveway for two vehicles, gated side access to the property and front aspect door into the entrance hallway.

Entrance Hallway

Front aspect UPVC door into the entrance hallway, side aspect door to the lounge diner, radiator, stairs to the first floor and laminate flooring.

Lounge / Diner

23'11" x 10'1" (7.29m x 3.07m)

Front aspect double glazed bay window, rear aspect double glazed window, two radiators, rear aspect door to the kitchen and carpet flooring.

Kitchen

14'1" x 8'0" (4.29m x 2.44m)

Base and eye-level units, roll edge worktop, integrate Bosch electric hob with extractor over, integrated NEFF electric oven, integrated NEFF washing machine, integrated sink and drainer, under stairs cupboard, rear aspect UPVC frosted double glazed door into the garden, side and rear aspect double glazed windows, radiator and tiled flooring.

Landing

Doors to all bedrooms and the bathroom, over stairs cupboard, loft access (with built-in ladder, partly boarded, insulated and has a portable light via extension lead) and carpet flooring.

Bedroom One

12'11" x 10'6" (3.94m x 3.20m)

Front aspect double glazed bay window, front aspect double glazed window, radiator and carpet flooring.

Bedroom Two

11'7" x 7'7" (3.53m x 2.31m)

Rear aspect double glazed window, built in storage cupboard housing the combi boiler, radiator and carpet flooring

Bedroom Three

8'0" x 7'9" (2.44m x 2.36m)

Rear aspect double glazed window, radiator and carpet flooring.

Bathroom

5'5" x 5'1" (1.65m x 1.55m)

Panel bath with glass shower screen, stainless steel mixer taps and hand held shower attachment, hand wash basin in vanity unit, low-level W.C., stainless steel heated towel rail, half-tiled walls, side aspect frosted double glazed window and lino flooring.

Rear Garden

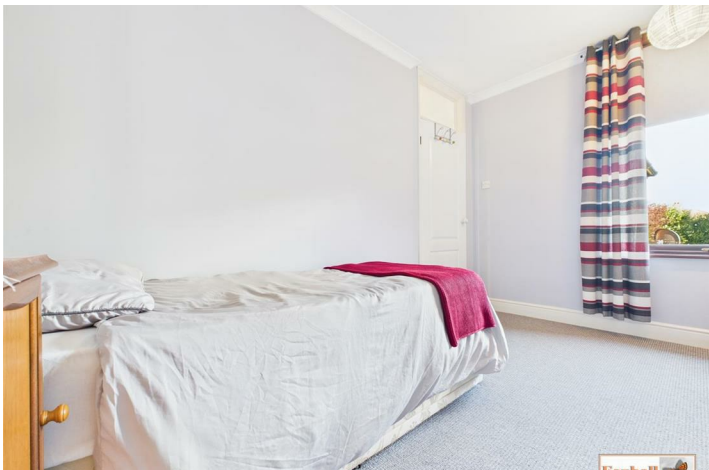
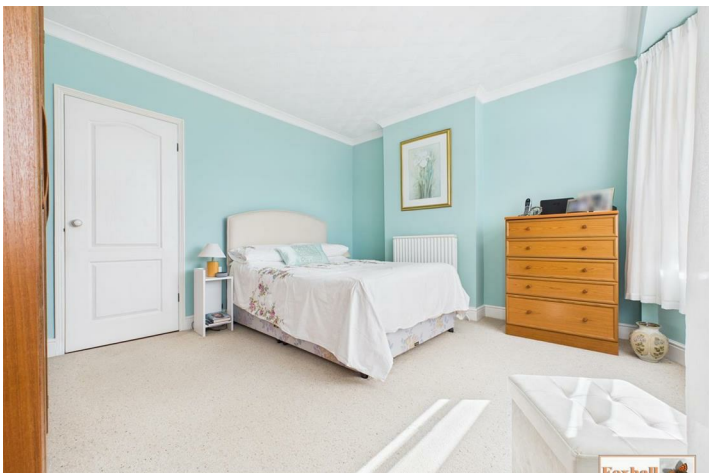
Enclosed by a mixture of full and half height panel fencing and wire fencing, patio area, block paved pathway to the rear of the garden, lawn area with a variety of mature flower and shrub borders, large vegetable patch garden, wooden storage shed and gated side access to the front of the property.

Agents Notes

Tenure - Freehold

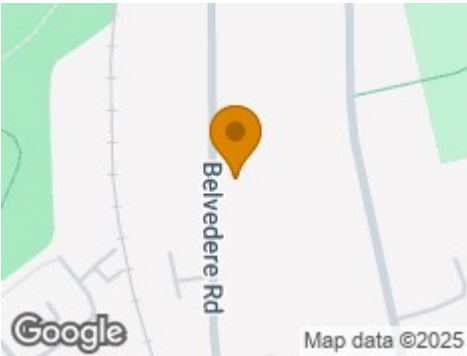
Council Tax Band - B







Road Map



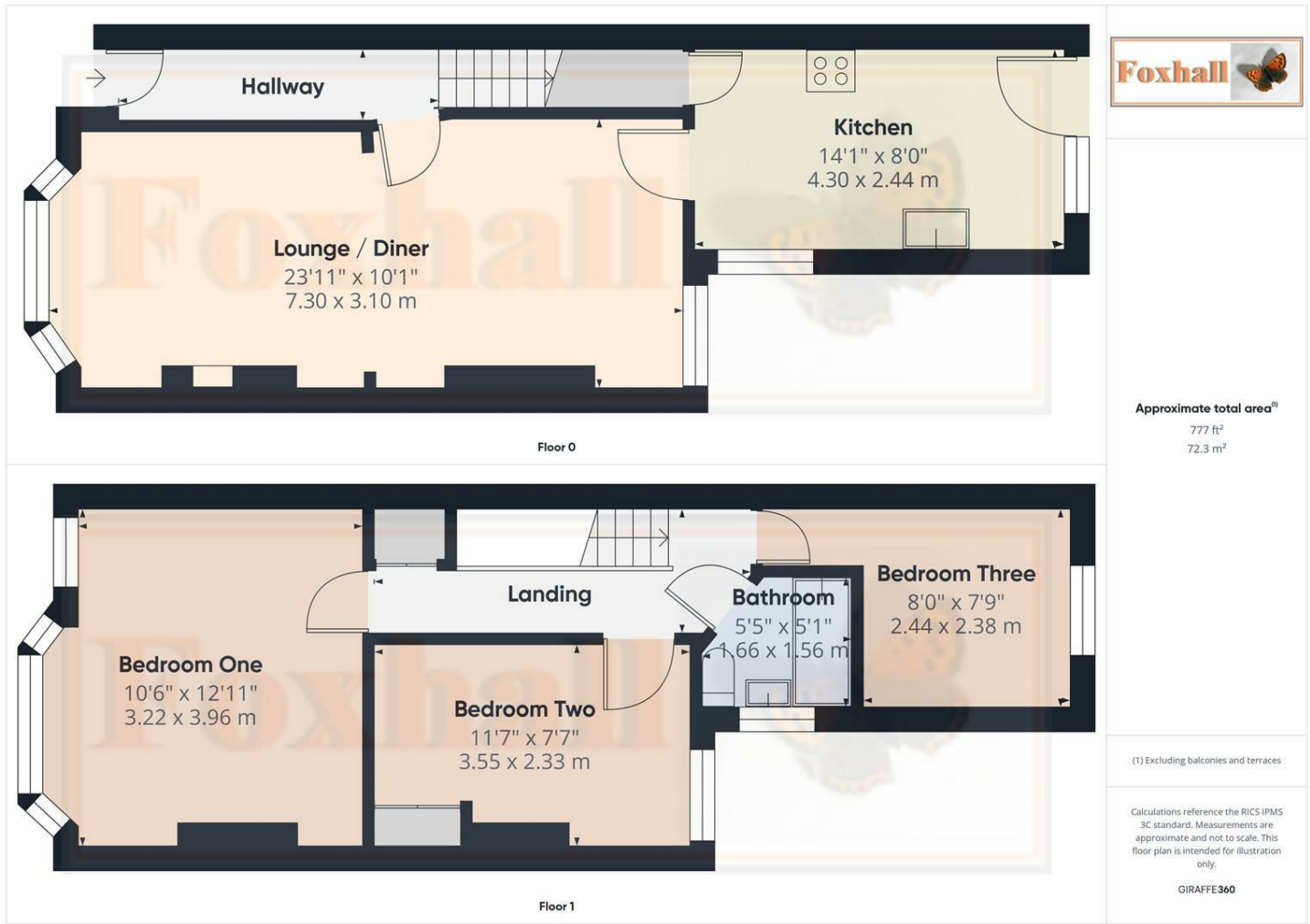
Hybrid Map



Terrain Map



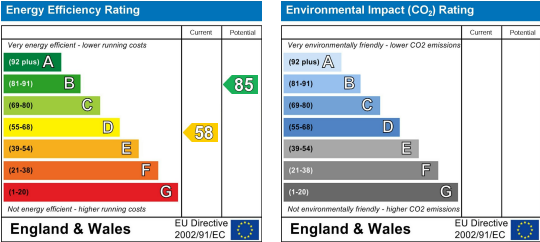
Floor Plan



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



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.