

Foxhall



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York Road

East Ipswich, IP3 8BX

Offers in excess of £210,000



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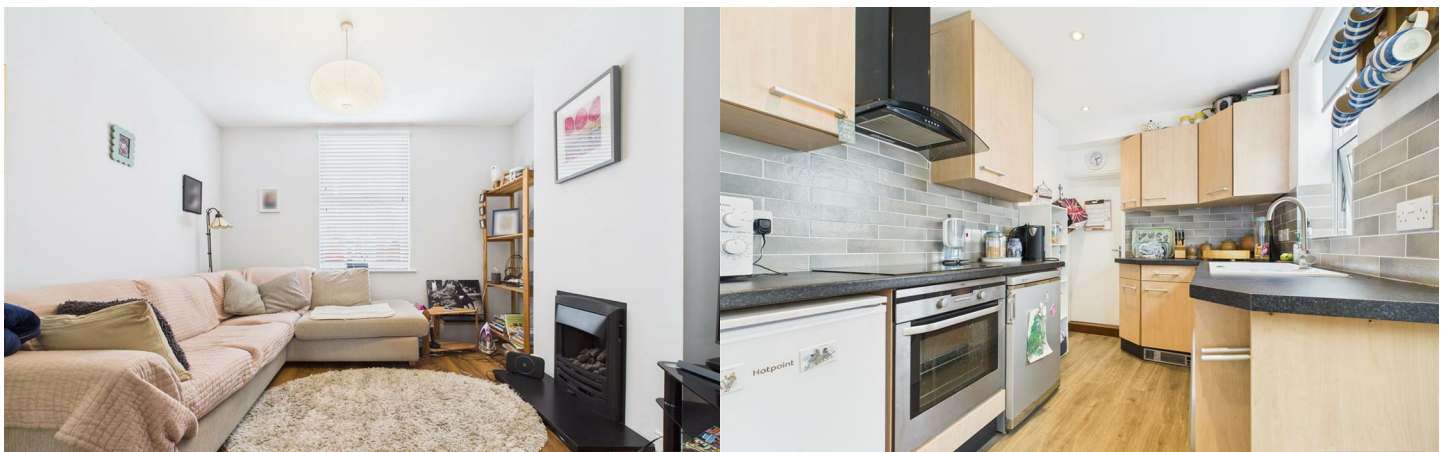
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Front Garden

Off-road parking for one car via a shingle driveway accessible via a drop kerb, a lawn area to the left hand side, a pathway which leads to the door and a gate down the side to the rear garden with shingle borders.

Lounge / Diner

24'6" x 11'1" (7.47m x 3.38m)

Entry by a double glazed obscure door to the side with double glazed obscure window above, double glazed windows to the front, rear and side, laminate flooring throughout, a feature gas fire, electric wall mounted radiator, a feature open chimney breast, access to the stairs and entrance to the kitchen.

Kitchen

10'3" x 6'10" (3.12m x 2.08m)

Double glazed window to the side, double glazed obscure door to the side going out into the garden, spotlights, wall and base fitted units with cupboards and drawers, single sink bowl and drainer unit with a mixer tap, plumbing for a dishwasher, space for a fridge space for a freezer, built-in oven, electric hob with cooker hood above, laminate flooring, tiled splash-back and a door to the downstairs shower room.

Shower Room

6'11" x 6'9" (2.11m x 2.06m)

Double glazed obscure windows to both the side and the rear, extractor fan, laminate flooring, a step-in corner shower cubicle with an electric shower, vanity wash hand basin with a mixer tap, low-flush W.C., heated towel rail and fully tiled walls.

Landing

Access to the loft and doors to bedrooms one, two and three

Bedroom One

11'3" x 10'5" (3.43m x 3.18m)

Double glazed window facing the front and a built-in wardrobe.

Bedroom Two

10'10" x 8'9" (3.30m x 2.67m)

Double glazed window facing the rear and a electric radiator.

Bedroom Three

9'10" x 6'11" (3.00m x 2.11m)

Double glazed window facing the rear and a cupboard housing the water tank.

Rear Garden

Large south-easterly facing rear garden fully enclosed by a panel fencing, brimming with mature trees and plants with flower bed borders, patio area, a small pond and a shed. Un-overlooked with large trees at the back, plenty of seating areas, outside tap, lighting and an electric supply outside. Side storage area and a shingle and stepped pathway down the side, mostly laid with shingle giving you access to the gate to the front of the property.

Agents Notes

Tenure - Freehold

Council Tax Band - B







Road Map



Hybrid Map



Terrain Map



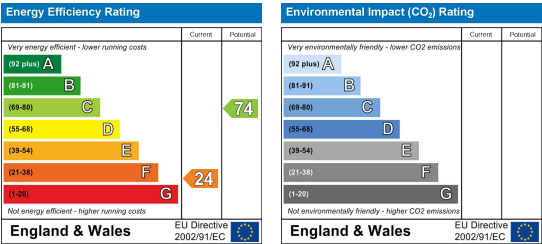
Floor Plan



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



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