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

Heathercroft Road

The Crofts, Ipswich, IP1 6QG

Asking price £365,000

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Front Garden
Mainly laid to gravel allowing for off-road parking for multiple vehicles the remainder being laid to lawn with a sleeper border and mature hedging. There is a gated side vehicular access for a small vehicle round to the rear garden and garage. Front aspect UPVC frosted double glazed door into the entrance hallway.

Entrance Hallway
Doors to both bedrooms, the bathroom and the storage/airing cupboard, open through to the kitchen/dining/living space, loft access, radiator and Karndean flooring.

Kitchen Area
10'7" x 9'0" (3.23 x 2.75)
Base and full height units, square edge worktops, integrated NEFF electric oven, integrated NEFF microwave, integrated NEFF five burner gas hob, integrated Bosch washing machine, integrated Bosch dishwasher, space for a fridge freezer, integrated sink and drainer, kitchen island, side aspect frosted window and Karndean flooring.

Dining / Living Area
21'11" x 11'10" (6.7 x 3.62)
Integrated base and full height units, integrated wine cooler / drinks fridge, rear aspect double glazed bi-fold doors, two upright radiators and Karndean flooring.

Lounge
15'1" x 10'10" (4.62 x 3.31)
Three side aspect double glazed windows, upright radiator and Karndean flooring.

Bedroom One
13'2" x 10'11" (4.03 x 3.35)
Built-in wardrobes and shelving, front aspect double glazed windows with built-in shutters, upright radiator and carpet flooring.

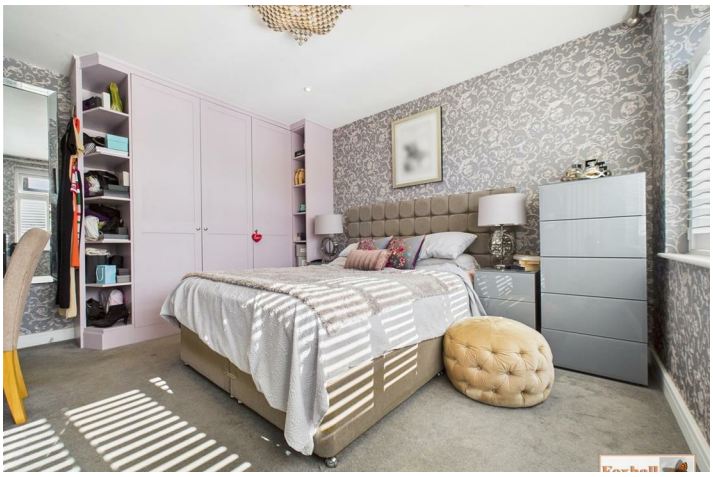
Bedroom Two
10'11" x 9'11" (3.34 x 3.03)
Front aspect double glazed windows with built-in shutters, built-in storage shelving, upright radiator and carpet flooring.

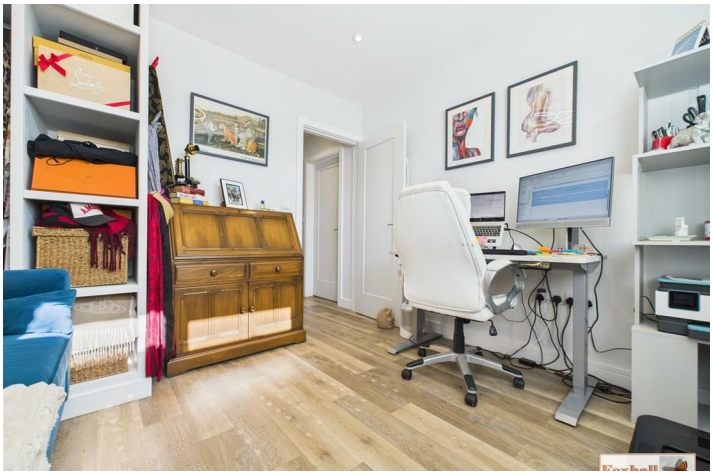
Bathroom
7'0" x 5'0" (2.14 x 1.53)
Panel bath with stainless steel mixer taps, handheld and rainfall shower attachments with glass shower screen, low-level W.C. and hand wash basin into vanity unit, heated stainless steel towel rail, built-in storage cupboard, tiled walls, Karndean flooring and frosted side aspect double glazed window.

Rear Garden
Enclosed by panel fencing, mainly laid to lawn with a sleeper border and patio area, up and over and side pedestrian doors to the garage and gated side access round the front of the property.

Garage
Up and over door to the front, pedestrian door to the side.

Agents Notes
Tenure - Freehold
Council Tax Band - C



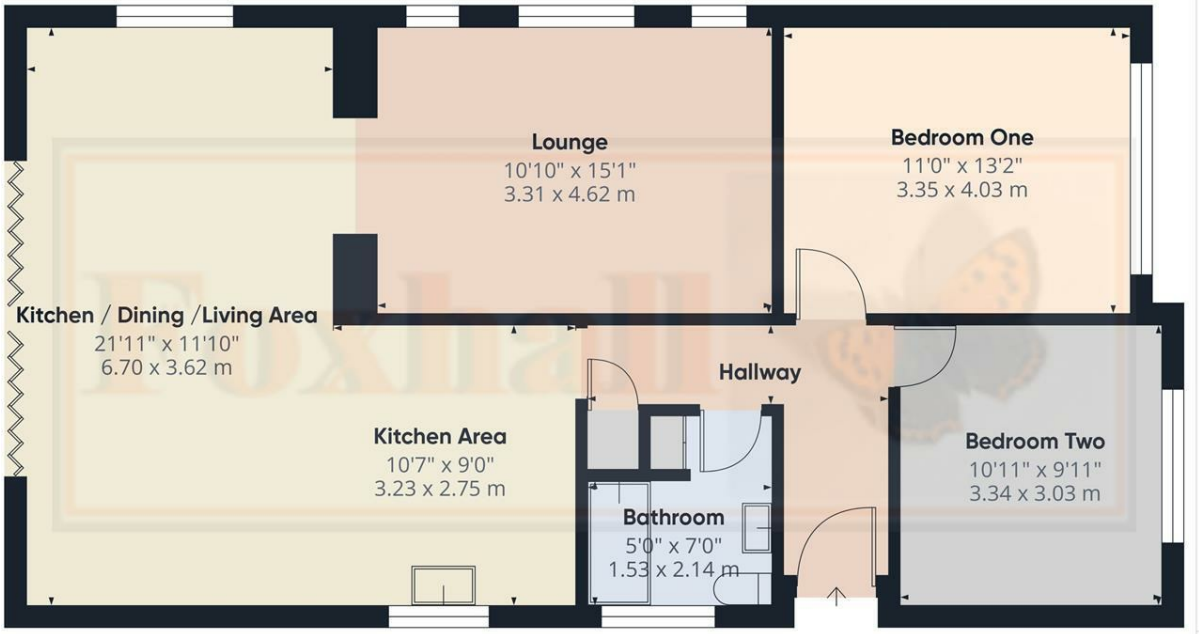


Road Map

Hybrid Map

Terrain Map

Floor Plan



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Approximate total area(1)

908 ft²

84.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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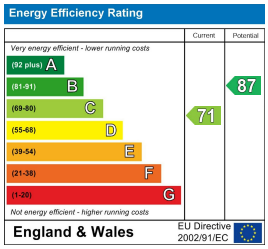
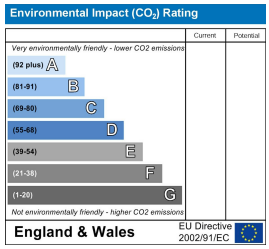
Viewing

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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