

Foxhall



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Salisbury Road

East Ipswich Ipswich, IP3 0NW

Asking price £210,000



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Front Garden

Mainly laid of hardstanding concrete with a flower bed border currently housing some lavender which is accessible via a drop curb and could house a small car, there is also a pathway down the side leading to the front door located to the side of the property and a rear gate into the garden.

Entrance Hallway

Entry via an obscure double glazed door facing the side with double glazed obscure window above, access to the stairs, radiator, natural wood flooring, door to the lounge and access into the dining room.

Lounge

11'3" x 10'0" (3.43m x 3.05m)

Two double glazed windows facing the front, coving, radiator and natural wood flooring. There is a feature wood burner inset into the chimney breast sat on a tile base with a modern wooden mantle shelf.

Dining Room

11'4" x 10'8" (3.45m x 3.25m)

Double glazed window facing the rear, spotlights, feature open chimney breast, natural wood flooring, radiator and a door into the kitchen.

Kitchen

17'3" x 7'3" (5.26m x 2.21m)

Double glazed window facing the side, a single glazed obscure window to the side with secondary glazing and double glazed double French style doors to the rear going out into the rear garden. Wall and base fitted units with cupboards and drawers, wine shelving, spotlights, radiator, a single sink bowl and drainer unit with a stainless steel mixer tap over. A built-in oven, a gas hob with a cooker hood above, plumbing for a washing machine, space for a fridge freezer, laminate flooring and tiled splash-back.

Landing

Access to the loft (drop down ladder, no light but is part-boarded) and doors to the bathroom, bedroom one and access to bedroom two.

Bedroom One

12'5" x 11'5" (3.78m x 3.48m)

Double glazed window facing the front, coving, an over stairs cupboard used as a wardrobe, radiator and natural wood flooring.

Bedroom Two

10'7" x 8'1" (3.23m x 2.46m)

Double glazed window facing the rear, radiator and a over stairs storage cupboard.

Bathroom

9'1" x 7'4" (2.77m x 2.24m)

Double glazed obscure window facing the rear, wall mounted extractor fan, panel bath with a mixer tap and shower attachment with a separate shower over with a waterfall shower head, pedestal wash hand basin with a mixer tap, low-flush W.C., stainless steel heated towel rail, there is access to a small loft which is just insulated and a cupboard which accesses the Worcester combi boiler which is only three months old.

Rear Garden

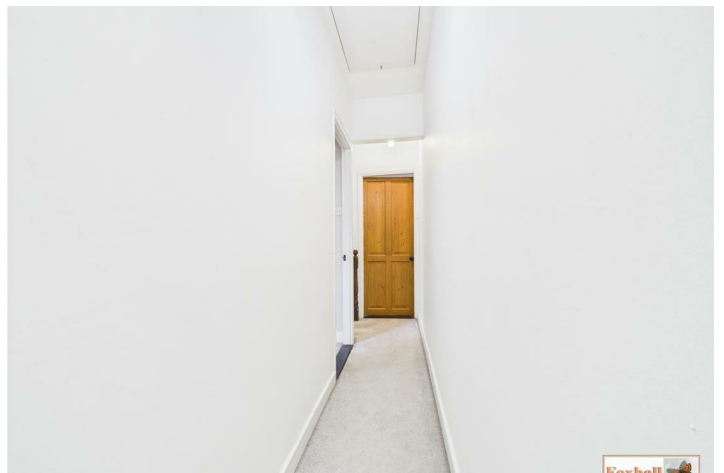
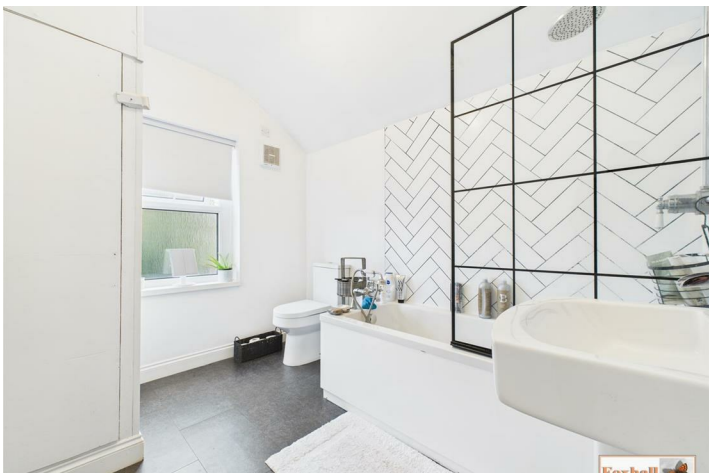
Fully enclosed easterly facing rear garden enclosed by panel and wire fencing, mostly laid to lawn with a large tree, pathways, access to a shed, patio area via hardstanding concrete and a gate down the side accessing the front.

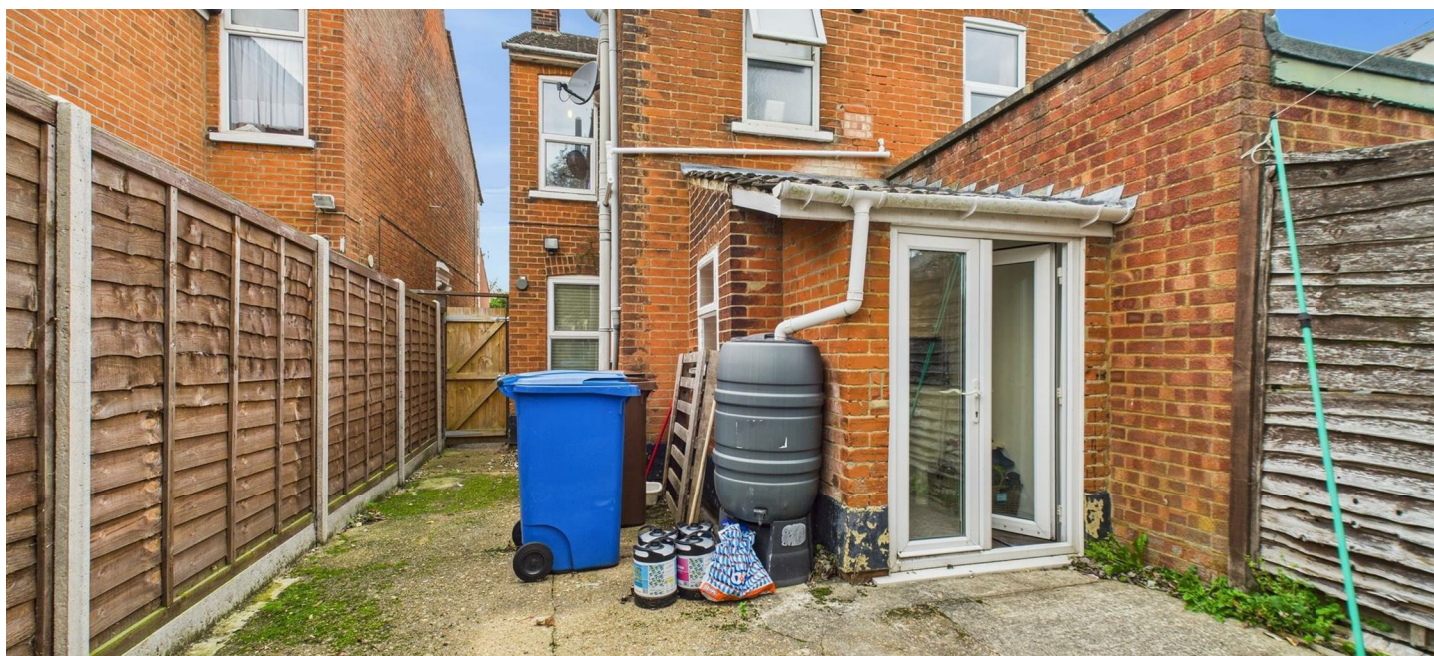
Agents Notes

Tenure - Freehold

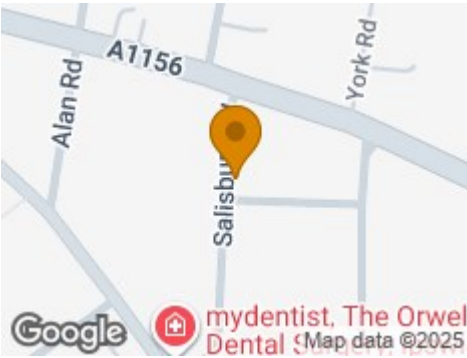
Council Tax Band - B







Road Map



Hybrid Map



Terrain Map



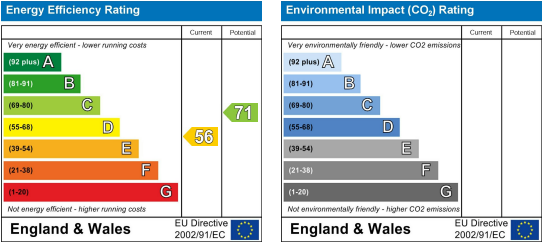
Floor Plan



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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