

# Foxhall



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## Cambridge Road

Kesgrave, IP5 1EW

Guide price £325,000



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## Front Garden

Good size front garden with a neat lawned area, individual driveway to the side of the property leading to the garage which we understand from the vendor has had the roof recently replaced.

Double glazed entrance door to entrance porch.

## Entrance Porch

Part glazed door to entrance hall.

## Entrance Hall

Access to the loft via a loft ladder which we understand from the vendor benefits from some boarding and lighting, radiator, thermostat and doors to.

## Bedroom One

11'5 x 10'11 (3.48m x 3.33m)

Double glazed window to front, radiator, built in storage cupboard and fitted wardrobes.

## Bedroom Two

11'6 x 7'11 (3.51m x 2.41m)

Double glazed window to side, radiator, fitted wardrobes.

## Bedroom Three (currently used as a lounge)

13'6 into bay x 11'5 (4.11m into bay x 3.48m)

Double glazed bay window to front, double glazed window to side, radiator, fire surround, electric fire, coved ceiling, access from the hallway via a sliding door.

## Bathroom

6'1 x 5'1 (1.85m x 1.55m)

Panel bath with mixer shower attachment, wash hand basin, low level WC, radiator, obscure double glazed window to rear and access to loft.

## Lounge

11'10 x 10'9 (3.61m x 3.28m)

Fire surround with gas fire (not tested), radiator, coved ceiling, double glazed French style doors to conservatory,

## Kitchen

9'5 (max) x 9'4 (2.87m (max) x 2.84m)

Comprising 1 1/4 bowl double drainer sink with mixer, cupboards under, roll top work surfaces with drawers and appliance space under, wall mounted cupboards over, wall mounted Vaillant boiler, radiator, double glazed window to rear, door to rear porch with double glaze door to outside.

## Conservatory

10'4 x 5'8 (3.15m x 1.73m)

Door to outside.

## Rear Garden

105' (32.00m)

Westerly facing approx 105' deep and mainly laid to lawn, enclosed by fencing, patio, outside tap and two sheds which we understand are to remain at the property.

## Agents Note

Tenure Freehold

Council Tax Band C









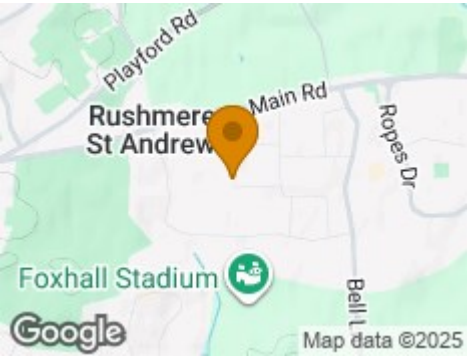
Road Map



Hybrid Map



Terrain Map



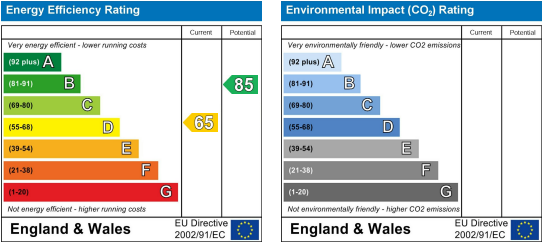
Floor Plan



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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