

# 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



## Rectory Road

South Ipswich, IP2 8EQ

Asking price £190,000



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## Front Garden

Laid to lawn with brick retaining wall, stairs up to the double glazed UPVC front door.

## Entrance Hallway

Side aspect doors to the lounge and kitchen/diner, stairs to the first floor and tiled flooring.

## Lounge

11'0" x 10'10" (3.35m x 3.30m)

Front aspect double glazed bay window, radiator and parquet flooring.

## Kitchen

9'10" x 7'10" (3.00m x 2.39m)

Base and eye level units, square edge work tops and tiled splashbacks. Integrated electric oven, integrated electric hob with stainless steel extractor over. Integrated ceramic sink and drainer, space for American style Fridge/Freezer, space for washing machine, space for tumble dryer and tiled flooring.

## Dining Area

12'0" x 11'8" (3.66m x 3.56m)

Rear aspect UPVC double glazed French doors into the garden, radiator and tiled flooring.

## Landing

Doors to both bedrooms and the bathroom, loft access and carpeted flooring.

## Bedroom One

14'4" x 10'10" (4.37m x 3.30m)

Two front aspect double glazed windows, radiator and carpeted flooring.

## Bedroom Two

12'0" x 9'0" (3.67 x 2.76)

Rear aspect double glazed window, radiator and carpeted flooring.

## Bathroom

9'10" x 7'10" (3.00m x 2.39m)

Panel bath with stainless steel mixer taps, riser and shower attachment with glass shower screen. Pedestal hand wash basin, low level W.C., stainless steel towel rail. Rear aspect frosted double glazed window, half tiled walls and tiled flooring.

## Rear Garden

Enclosed to panel fencing the Westerly facing rear garden is mainly laid to lawn, with two patio areas and a wooden storage shed.

## Agents Notes

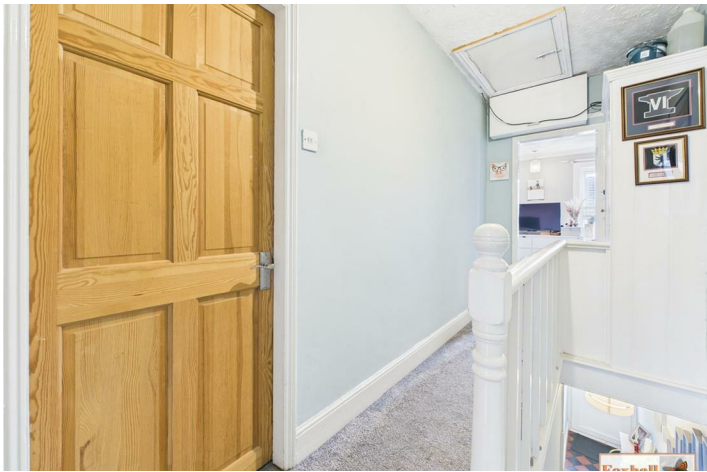
Tenure - Freehold

Council Tax Band - A









Road Map



Hybrid Map



Terrain Map



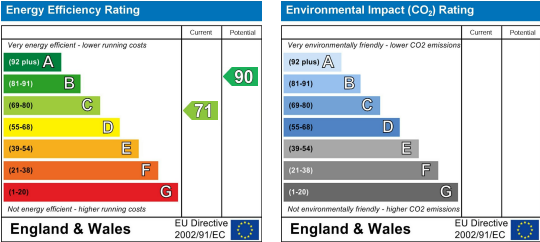
Floor Plan



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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