

Foxhall



Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

Unit 4, Ropes Drive
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

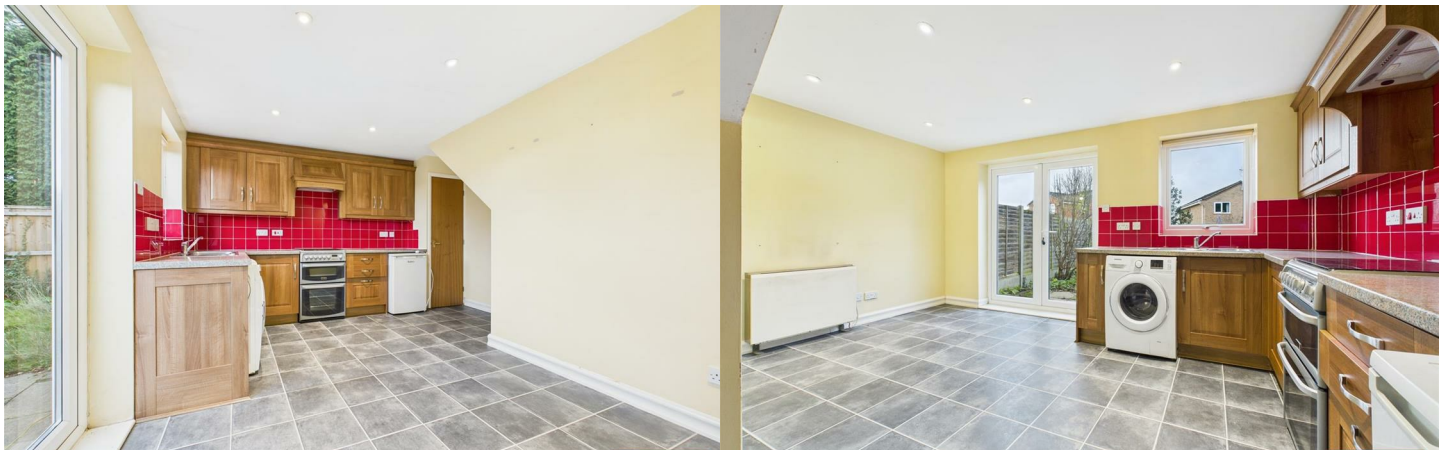
www.foxhallestateagents.co.uk



Colenness Road

South-East, Ipswich, IP3 0SJ

Asking price £230,000



Coleness Road

South-East, Ipswich, IP3 0SJ

Asking price £230,000



Front Garden

Off-road parking for four cars comfortably via hardstanding concrete driveway which leads to a garage, mostly laid to lawn with a pathway which leads to the front porch.

Entrance Porch

Entry via a double glazed obscure door facing the front, access to the fuse board and a door into the lounge.

Lounge

14'9" x 10'10" (4.50m x 3.30m)

A large double glazed window facing the front, spotlights, coving, mid height dado rail and a gas fire wall mounted to a brick base and wooden mantle and a door into the kitchen / diner.

Kitchen / Diner

15'1" x 12'6" (4.60m x 3.81m)

Access to the stairs, spotlights, double glazed window facing the rear, double glazed double French style doors going out to the rear garden, laminate flooring, under stairs storage cupboard, a further cupboard housing the water tank with built-in shelving, wall and base fitted units with cupboards and drawers, space for an oven with a cooker hood above, space for a fridge, plumbing for a washing machine, 1 1/2 stainless steel sink bowl and drainer unit, electric storage heater and tiled splash-back.

Landing

Electric storage heater and doors to bedrooms one, two, three and the bathroom.

Bedroom One

11'0" x 7'6" (3.35m x 2.29m)

Double glazed window facing the front with an electric storage heater.

Bedroom Two

9'4" x 9'4" (2.84m x 2.84m)

Double glazed window facing the rear, mid height dado rail, fitted wardrobes and an electric storage heater.

Bedroom Three

8'1" x 6'5" (2.46m x 1.96m)

Double glazed window facing the front, access to the loft and an electric storage heater.

Bathroom

6'8" x 5'5" (2.03m x 1.65m)

Double glazed obscure window facing the rear, panel bath with hot and cold taps and electric shower over and a glass swing screen, low-flush W.C., pedestal wash hand basin with a mixer tap, spotlights, extractor fan, stainless steel heated towel rail, lino flooring and fully tiled walls.

Rear Garden

Fully enclosed south westerly facing rear garden enclosed by panel fencing, mostly laid to lawn with flowerbed borders and a mixture of mature trees and plants around the borders, patio area, outside tap and access into the rear of the garage via a double glazed obscure UPVC door.

Garage

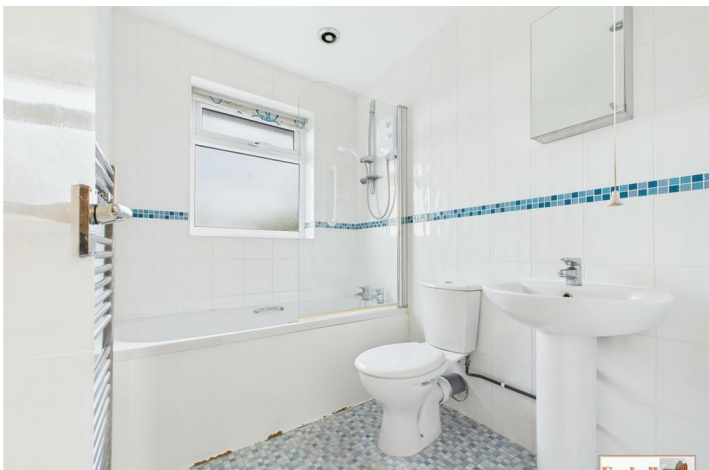
Electric roll door to the front, power, lighting and a double glazed door to the rear.

Agents Notes

Tenure - Freehold

Council Tax Band - C





Road Map



Hybrid Map



Terrain Map



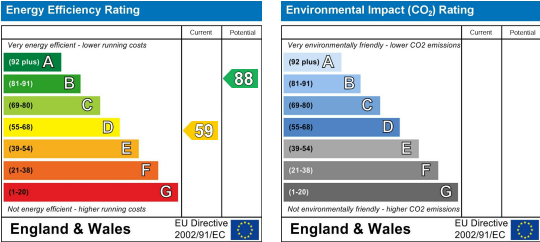
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.