

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



Severn Road

Rivers Estate, Ipswich, IP3 0PY

Guide price £350,000



3



1



1



D



Severn Road

Rivers Estate, Ipswich, IP3 0PY

Guide price £350,000



Front Garden

Mid height fence with double metal gates, mainly laid to lawn with some mature bushes and shrubs and a driveway through to the garage and through to the rear garden.

Entrance Hallway

Carpet flooring, radiator, picture rails, raised skirting boards, brushed stainless steel sockets, doors to the kitchen, bedroom one and two, lounge and the bathroom, telephone point, cupboard housing the fuse board and a UPVC and double glazed glass entrance door and windows into the hallway.

Lounge

14'0" x 12'0" (4.27 x 3.66)

Double glazed window to the front, carpet flooring, skirting board, radiator, picture rails and a feature fireplace with a gas fire inset and an aerial point.

Kitchen

18'5" x 8'11" (5.62 x 2.73)

Replaced in the last 2-3 years comprising of with wall and base units with cupboards and drawers under, worksurfaces over, Asterite 1 1/2 sink bowl and drainer unit with a mixer tap over, Siemens hob with stainless steel splashback and extractor over, double glazed window to the side, double glazed UPVC door to the side, a further obscure double glazed window to the side, slimline integrated dishwasher, Bosch inset 1 1/2 oven, tiled splash-back, integrated fridge freezer, radiator, laminate flooring, space and plumbing for a washing machine and plenty of tall cupboards etc.

Dining Room

10'10" x 10'6" (3.32 x 3.22)

Carpet flooring, raised skirting boards, picture rails, double glazed French doors opening out onto the rear garden, feature fireplace hearth although this covered in currently and a radiator.

Bedroom One

13'4" x 10'10" (4.07 x 3.32)

Double glazed bay window to the front, radiator, carpet flooring, raised skirting boards and picture rails.

Bedroom Two

10'5" x 10'0" (3.20 x 3.05)

Double glazed window to the side, carpet flooring, raised skirting boards, radiator, built-in cupboard with storage and picture rails.

Bathroom

7'5" x 6'4" (2.27 x 1.94)

Replaced in the last 2-3 years with a low-flush W.C., pedestal wash hand basin, panelled bath with a Triton Cara electric shower over, radiator, laminate flooring, splash-back tiling through half of the walls, extractor fan and an obscure double glazed window to the rear with a fitted blind.

Rear Garden

76'9" x (23.4 x)

Large patio area suitable for alfresco dining, enclosed rear garden mainly laid to lawn, fully landscaped pathway to the garage with a block paved area outside suitable for seating, a good sized wooden and metal shed to stay on proper bases, lovely mature border with trees, bushes and shrubs with plenty of bulbs coming up with nerines, agapanthus, lilac, buddleias, harebells, hydrangeas, jasmine and two camellias and various other plants. There is a wildlife pond at the rear garden, a lovely suntrap area with patio so you can chase the sun all throughout the day beginning or ending either at the top or bottom of the garden it's a lovely secluded garden.

Garage

8'9" x 66'3" (2.679 x 20.2)

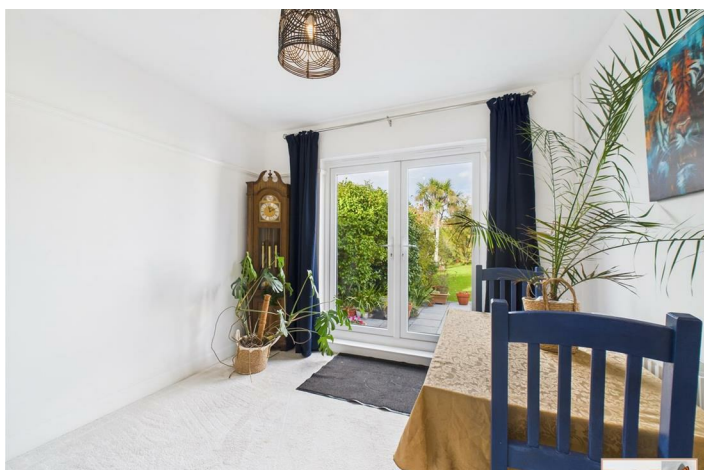
Manual up and over door this is wider than your standard garage, it's block and corrugated tin roof, rafter

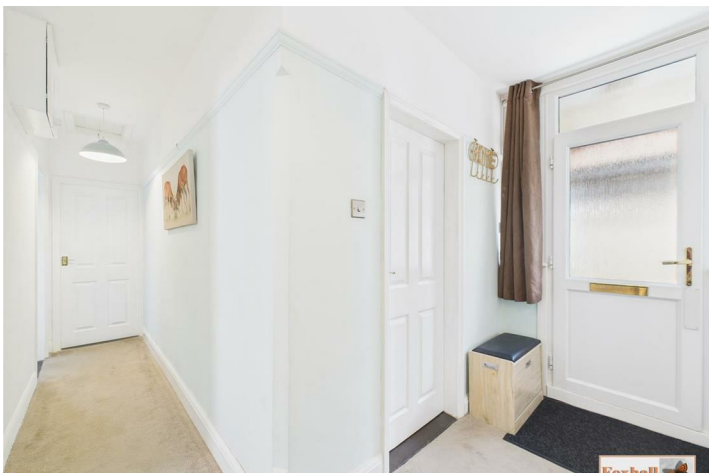
storage, power and light with a window at the rear end and a pedestrian door into the rear garden.

Agents Notes

Tenure - Freehold

Council Tax Band - C







Road Map



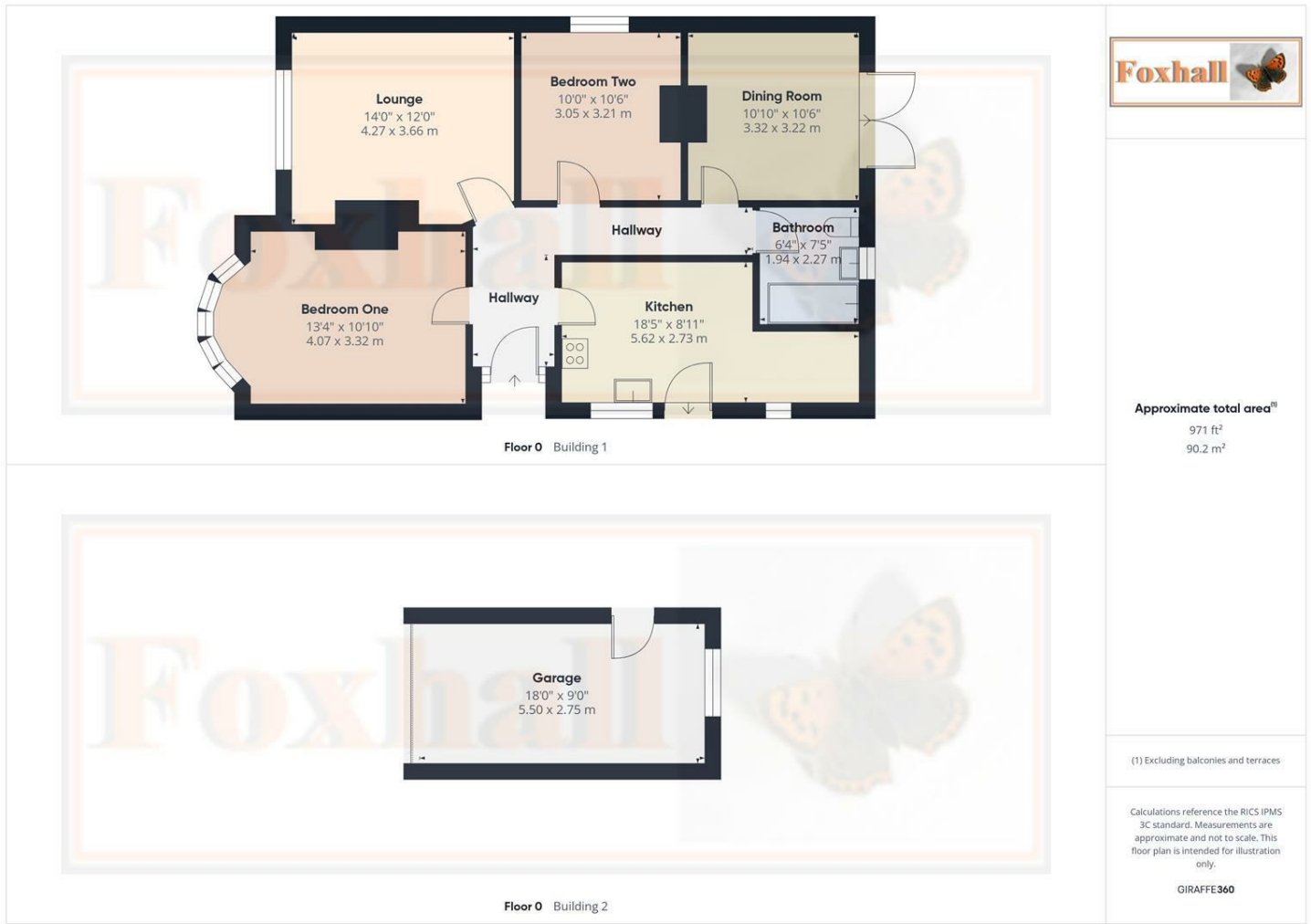
Hybrid Map



Terrain Map



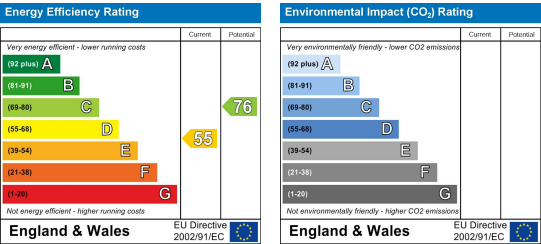
Floor Plan



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.