

# Foxhall



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## Cemetery Road

Northgate School Catchment, Ipswich, IP4 2HL

Guide price £290,000

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# 187 Cemetery Road

Northgate School Catchment, Ipswich, IP4 2HL

**Guide price £290,000**



## Front and Ground Floor Garden

Ornate iron railing and gate and rendered brick wall with path to front door and also steps down to the ground floor garden. This is low maintenance and also has a handy alcove for storage.

## Kitchen

11'2 x 10'5 (3.40m x 3.18m)

Laminate flooring, cabinets comprising of wall and base units with cupboards and doors under worksurfaces over, wood and glazed sash window to the rear, door to the rear, cupboard housing the Vaillant boiler 2013 regularly serviced, stainless steel sink bowl drainer unit, plumbing and space for a washing machine (Indesit), space for free standing Rangemaster 55 Leisure gas oven, coving, directional lights, alcove under stairs, space for a full height fridge / freezer (currently has a LEC 4yrs old) with plenty of storage which could double up as a larder or bin store. High skirting boards, coving, radiator with thermostatic controls.

## Lounge

14'2 x 10'6 (4.32m x 3.20m)

Original fireplace, original tiles, tiled hearth, wooden surround and plinth. radiator, two wooden glazed sash windows to the front, picture rail, ceiling rose, high skirting boards. carpet flooring, the lounge is situated on the basement level.

## Ground Floor Hallway

Door to the lounge and door to the kitchen, carpet flooring, storage cupboard.

## Entrance Hall First Floor

Door into the entrance hallway, original wooden flooring, radiator with thermostatic controls, doors off to bedroom three, stairs up to the first floor, door to family bathroom and bedroom four.

## Bathroom

7'3 x 5'1 (2.21m x 1.55m)

This is the family bathroom with panelled bath with mixer tap and shower above, mid flush W.C. pedestal wash hand basin, vinyl flooring and splashback tiling. Obscured single glazed sash window to the back, radiator with thermostatic controls.

## Bedroom Four

8'3 x 7'3 (2.51m x 2.21m)

Two original wood and glazed sash windows.

## Bedroom Three

11'6 x 10'11 (3.51m x 3.33m)

Original wood floors, radiator, high skirting boards, picture rails, ceiling rose with a dimmer switch. Feature fire place, original with tiles, tiled hearth with a marble surround and plinth.

## Landing / Second Floor

Doors to bedroom one, bedroom two, loft hatch, fuse board.

## Bedroom One

14'8 x 10'11 (4.47m x 3.33m)

Two glazed sash windows to the front, original fireplace, high skirting, ceiling rose with coving, carpet flooring, radiator with thermostatic controls. Large built in wardrobe.

## Bedroom Two

14'10 x 10'5 (4.52m x 3.18m)

Glazed sash window to the rear, radiator, carpet flooring, ceiling rose, coving, high skirting boards, large built in wardrobe. Original fireplace has been boarded up but could be opened up if new owners wanted to.

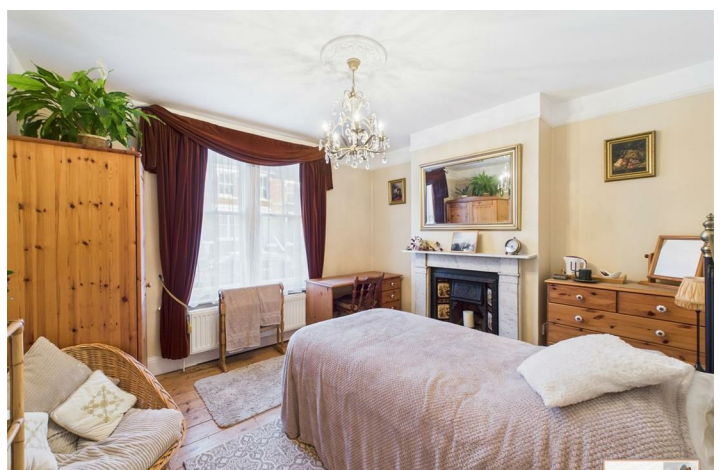
### Rear Garden

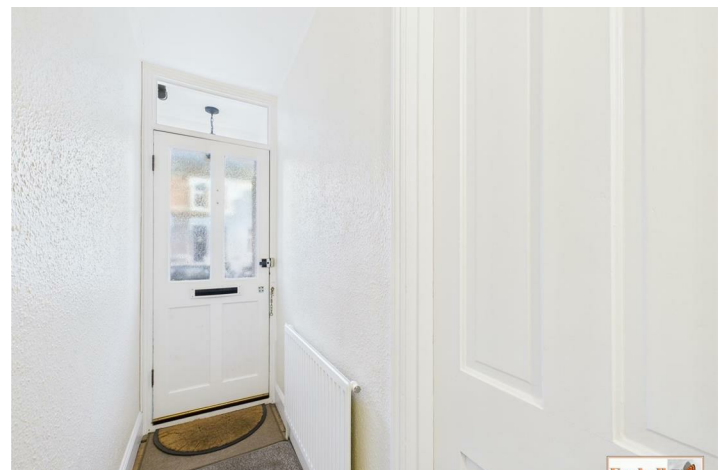
Decking area with overhead pergola suitable for alfresco dining, pathway to rear and lawn area, established shrubs, trees and planting. At the rear of the property there is a further seating area. Outside tap and wooden storage. Gate at rear.

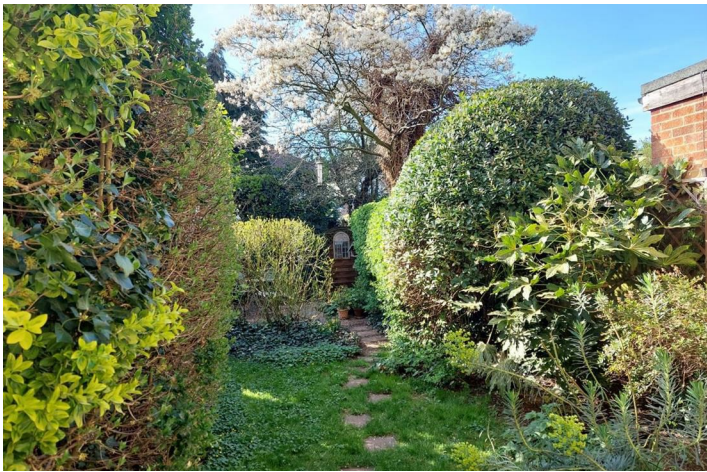
### Agent Notes

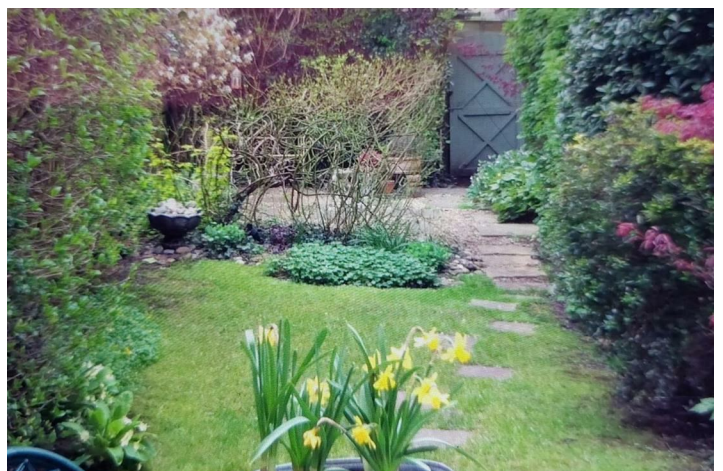
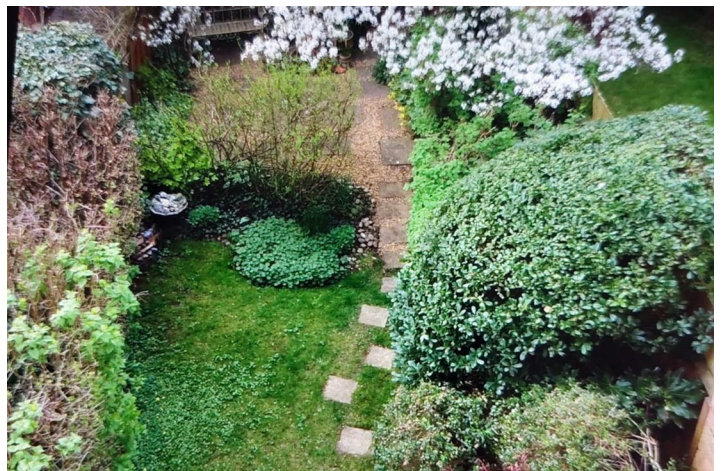
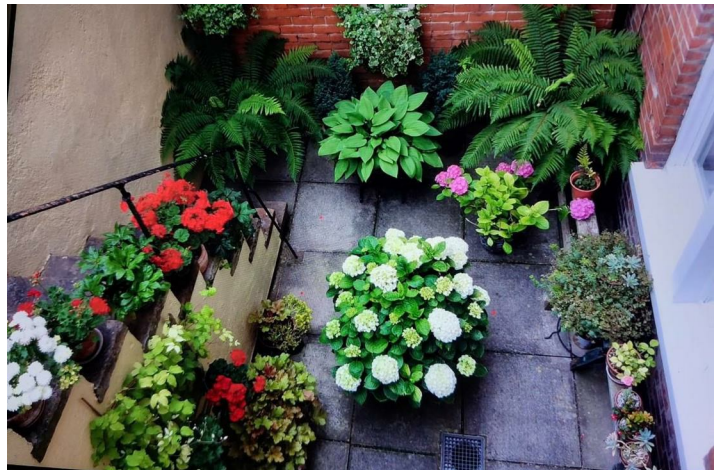
Tenure - Freehold

Council Tax Band - B









Road Map



Hybrid Map



Terrain Map



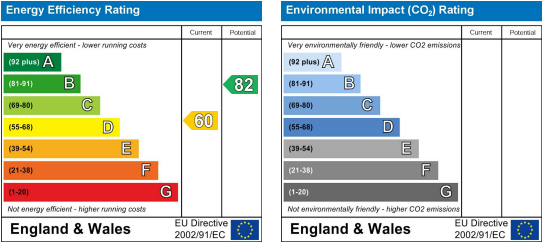
Floor Plan



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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