

Foxhall



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Milton Street

East Ipswich, IP4 4PR

Asking price £240,000



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Summary Continued

There is also a spacious loft space with an enlarged loft hatch fitted with a pull down loft ladder, the loft is extensively boarded, insulated and supplied with light. Throughout the property are recently replaced UPVC and double glazed windows and doors and gas central heating via radiators from an older style boiler that we believed to be regularly serviced.

To the rear is a lovely garden fully enclosed by both panel fencing and brick wall and not directly overlooked from the rear. This is easterly facing being a real suntrap especially in the mornings and its fully enclosed nature makes this ideal for anyone with small children, pets etc.

The property is situated in the most convenient east Ipswich location hence why this position is so sought after. There are a whole host of facilities within walking distance not least both Copleston High School and Britannia Primary school (subject to availability) both of which are only a ten minute walk away and Ipswich hospital a 12-15 minute walk. Buses go both into Ipswich and the 75 Felixstowe Flyer there are bus stops near the end of Milton Street on both Spring Road and Woodbridge Road. Furthermore there is an excellent selection of local shops on this part of Woodbridge Road and also along Spring Road at this point.

The property has been thoroughly enjoyed by the same family for over sixty years. It is now requiring upgrading and modernisation and offers excellent potential for it to be a lovely home for lucky new buyers.

Porch

UPVC double glazed obscure door with side double glazed obscure panel window into brick built porch.

Entrance Hallway

13'1" x 5'10" (3.99m x 1.78m)

Entry via wooden obscure glazed door with side single glazed obscure panel window in to entrance hallway, parquet flooring, stairs rising to first floor, under-stairs cupboard, single glazed obscure window to side into lounge, radiator with bespoke cover and doors to kitchen and lounge / diner.

Lounge / Diner

26'5" x 9'10" (8.05m x 3.00m)

Spacious lounge / diner running front to back with westerly facing window to front and easterly facing sliding double glazed patio doors to the rear making this room very light and full of sunshine for a good part of the day, two radiators, fireplace surround, door to built-in cupboard with ample shelved storage space and open through to kitchen at the dining area end.

Kitchen

11'5" x 7'1" (3.48m x 2.16m)

Open through to the dining area with ample work surfaces which also serve as a breakfast bar from the dining area side, sliding eye level cupboards from the dining area. Main wall mounted gas boiler, single drainer sink unit, window to rear overlooking the garden which is easterly facing making this room light and sunny especially in the mornings, radiator, base cupboards and drawer unit, door leading back to the hallway and open through to the utility room.

Utility Room

8'3" x 4'3" (2.51m x 1.30m)

With further eye level sliding door fronted units, work surface, window to rear, radiator, mirrored cabinet and a double glazed door leading through to the side area of garden.

Landing

A large access to loft space (virtually full boarded, pull down loft ladder, supplied with light), doors to bedrooms, bathroom and an airing cupboard with ample shelved storage space.

Bedroom One

13'1" x 10'0" (3.99m x 3.05m)

Large double square shaped bedroom, radiator, window to front and a built-in wardrobe with shelving and hanging space.

Bedroom Two

11'6" x 9'11" (3.51m x 3.02m)

Good size square shaped double bedroom with a radiator, window to rear, double built-in wardrobe with shelving and hanging space plus an adjacent built-in wardrobe with hanging and shelving storage space.

Bedroom Three

8'11" x 7'0" (2.72m x 2.13m)

Radiator, window to front and formerly used as study / office comes complete with built-in over stairs shelved cupboard.

Bathroom

7'0" x 5'7" (2.13m x 1.70m)

Bath, wash hand basin, W.C., radiator and window to rear

Potential Shower Room

4'2" x 2'8" (1.27m x 0.81m)

Separate room adjacent to the bathroom which was originally going to be a separate shower room, but has only been part finished. A Mira shower installed but possibly not connected with a chrome heated towel rail.

Front Garden

Neatly block paved driveway with parking for one vehicle enclosed by fencing, laid to lawn. There is potential for further parking by re-surfacing the lawned area.

Rear Garden

Fully enclosed by a combination of good condition modern decorative panel fencing on two sides and a brick wall to the rear. The rear garden is easterly facing therefore benefitting from the sun for a good part of the day. Outside tap and a small concrete paved area which is an absolute suntrap especially in the morning, not directly overlooked from the rear.

Garage

Modern replacement up and over door, supplied with power and light, window and personal door leading to rear garden.

Agents Notes

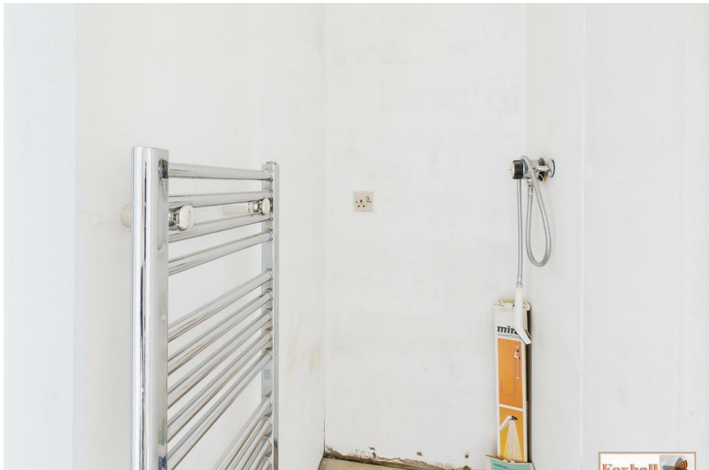
Tenure - Freehold

Council Tax Band - C

Any items of furniture like free standing kitchen cupboards, can be left if purchasers requires or be removed if not required

All bricks in garden, contents in garage, contents in cupboard will all be removed upon completion





Road Map



Hybrid Map



Terrain Map



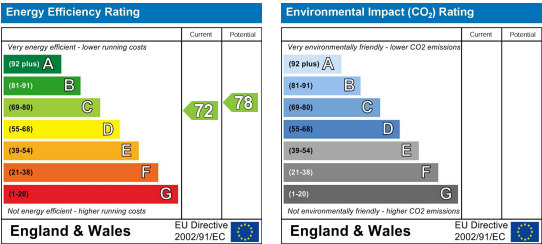
Floor Plan



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.