

# Foxhall



Estate Agents

625 Foxhall Road  
Ipswich IP3 8ND

Unit 4, Ropes Drive  
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

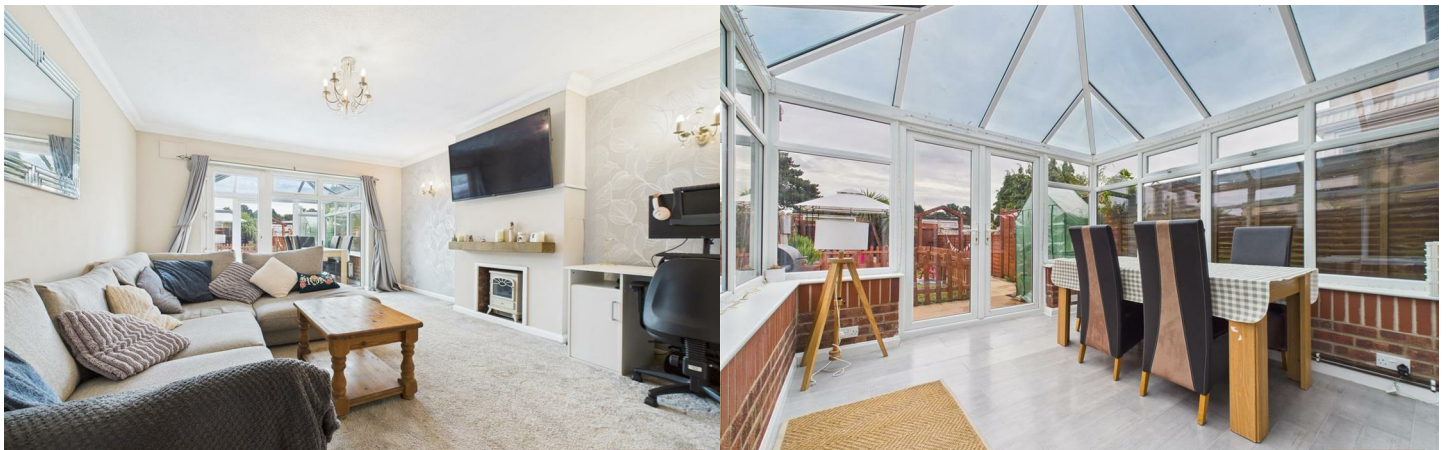
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## Dover Road

East Ipswich, Ipswich, IP3 8JH

Price £230,000



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## Front Garden

Mostly laid to shingle with access to a drain and a pathway to the front door. Please note there is a shared access to the left hand side leading to the garages which this property has one of.

## Entrance Hall

Entry via a double glazed obscure door facing the front, double glazed obscure window to the side of the door facing the front, exposed brick, access to the stairs, radiator, laminate flooring, entrance to the kitchen and door into the lounge.

## Kitchen

12'4" x 7'4" (3.76m x 2.24m)

Double glazed window facing the front, wall and base fitted units with cupboards and drawers, spotlights, space for a fridge freezer, space for an oven with a cooker hood above, plumbing for a slimline dishwasher, plumbing for a washing machine, 1 1/2 stainless steel sink and drainer unit with a mixer tap, tiled splash-back and laminate flooring.

## Lounge

15'5" x 13'6" (4.70m x 4.11m)

Under-stairs cupboard housing the Baxi boiler, coving, radiator, feature open fireplace that has been blocked off, double glazed door facing the window going into the conservatory and double glazed windows facing the rear.

## Conservatory

10'9" x 9'9" (3.28m x 2.97m)

Quarter brick base constructed with UPVC double glazed windows, glass pitched roof, radiator, laminate flooring and double glazed French doors to the rear going out to the garden.

## Landing

Double glazed window facing the side, access to the loft, doors to storage cupboard, bedrooms one, two and the bathroom.

## Bedroom One

13'4" x 9'8" (4.06m x 2.95m)

Double glazed window facing the rear, coving and a radiator.

## Bedroom Two

12'1" x 10'2" (3.68m x 3.10m)

Double glazed window facing the front, coving, radiator and a storage cupboard.

## Bathroom

Spotlights, extractor fan, stainless steel heated towel rail, panel bath with mixer taps and a shower attachment with also a shower over with a glass screen, low-flush W.C., pedestal wash hand basin with a mixer tap, fully tiled walls and laminate flooring.

## Rear Garden

Patio area to the front and rear of the garden with a fenced off area, mostly laid to lawn with raised flowerbed borders, fully enclosed by panel fencing, outside tap and a rear gate leading to the garages.

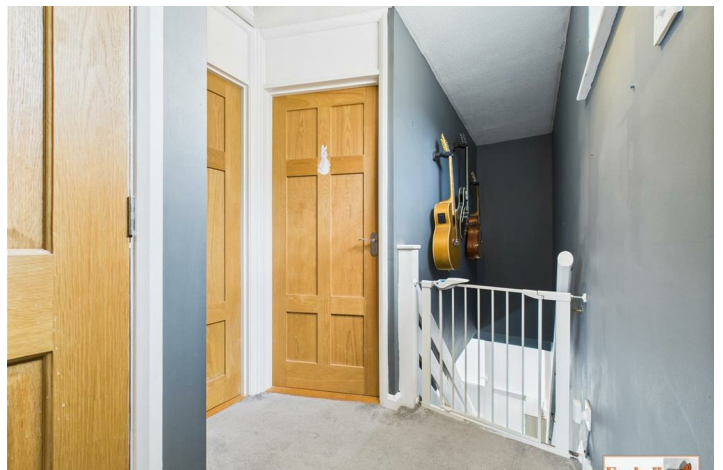
## Garage

Manual up and over door, please note there is a power socket in the garden which can give you access to lighting for the garage.

## Agents Notes

Tenure - Freehold  
Council Tax Band - B







Road Map



Hybrid Map



Terrain Map



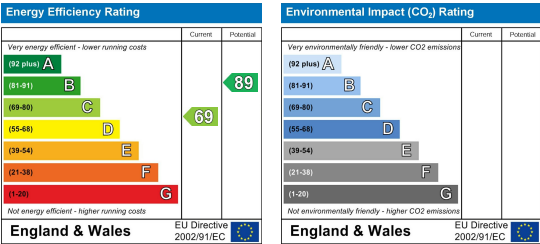
Floor Plan



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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