



## Foxhall Road, Ipswich, £145,000



GRACE ESTATE AGENTS are delighted to present this two bedroom first floor flat located on Foxhall Road in Ipswich, this charming flat offers a perfect blend of modern living and convenience.

Upon entering, you are welcomed into a bright and airy lounge/kitchen, perfect for relaxation or entertaining guests. The flat features two spacious bedrooms, providing ample room for rest and personal space. The well-appointed bathroom is designed with modern fixtures, ensuring a pleasant experience for daily routines.

One of the standout features of this property is the dedicated parking space, a valuable asset in this bustling area. Residents will appreciate the ease of access to local amenities, including shops, schools, and parks, all within a short distance.

This flat is not only a comfortable home but also a fantastic opportunity for those looking to invest in a property that combines modern living with a prime location. Whether you are a first-time buyer or seeking a rental investment, this property on Foxhall Road is certainly worth considering.

- First Floor Two Bedroom Flat
- Desirable Location
- One Allocated Parking Space
- Spacious Kitchen/Lounge

Guide price £145,000

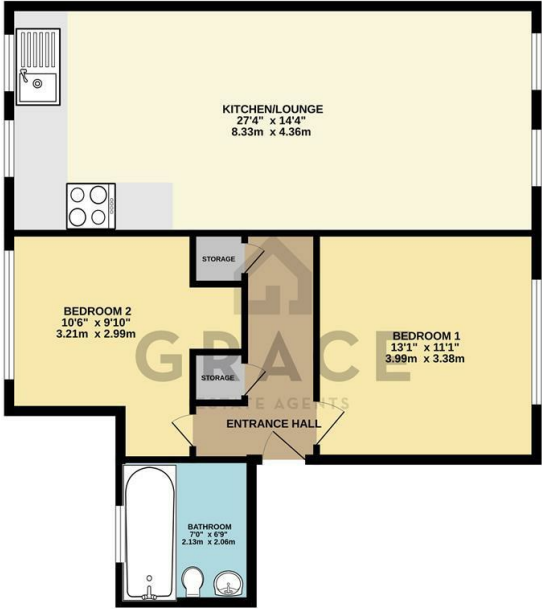
### Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.





GROUND FLOOR  
852 sq.ft. (79.2 sq.m.) approx.



TOTAL FLOOR AREA: 852 sq.ft. (79.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The intention is to provide an approximate guide only and no guarantee is given as to their accuracy or efficiency can be given.  
Made with Mapbox 12/2023



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(81-91) B		
(81-91) B			(69-80) C		
(69-80) C			(55-68) D		
(55-68) D			(38-54) E		
(38-54) E			(21-38) F		
(21-38) F			(1-20) G		
(1-20) G			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs					
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.