

# KEYSTONE



Foxhall Road, Ipswich, IP3 8JX  
Offers In Excess Of £200,000

Terraced House  
Lounge  
Kitchen/Breakfast Room  
First Floor Wetroom  
Rear Garden

Three Double Bedrooms  
Dining Room  
Cloakroom  
Popular Location



# Foxhall Road, Ipswich IP3 8JX

KEYSTONE are pleased to offer for sale this THREE DOUBLE BEDROOM terraced house situated in the within easy access to Town. The property benefits from lounge, dining room, kitchen/breakfast room, cloakroom, three bedroom, first floor shower room and garden.

\*\*\*\*\*CALL NOW TO ARRANGE YOUR VIEWING\*\*\*\*\*



#### Entrance Door

Leading to hallway with stairs to first floor and radiator.

#### Lounge

13'4 x 11'3

Bay window to front and radiator.

#### Dining Room

12'1 x 11

Window to rear and radiator.

#### Kitchen/Breakfast Room

18'9 x 9'6

Fitted with a range of base units and drawers and matching wall mounted cabinets, one and a half sink and drainer unit with tiled splash backs, hob with extractor over, cooker, space for dishwasher, washing machine, window to side, laminate flooring and French doors to rear.

#### Inner Lobby

#### Cloakroom

Fitted with w/c, radiator and window to side.

#### First Floor Landing

With built in storage cupboard and loft access.

#### Bedroom One

13'6 x 10'9

Two windows to front, radiator and built in cupboard.

#### Bedroom Two

11 x 9'6

Window to rear, radiator and built in cupboard.

#### Bedroom Three

9'9 x 9'7

Window to rear, radiator and wall mounted boiler.

#### Wetroom

Fitted with shower, w/c, pedestal wash basin, tiled splash backs, radiator and window to side.

#### Outside

To the front of the property there is a enclosed garden. The rear garden has a covered pergola leading from the kitchen, the garden is predominantly laid to lawn with rear gate that provides rear access.



## Viewings

Viewings by arrangement only. Call 01473 221 399 to make an appointment.

EPC Rating:  
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>69</b>	<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

