Foxhall

Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

Unit 4, Ropes Drive
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk



# Brunswick Road

## Northgate Catchment, Ipswich, IP4 4BP

**Asking price £325,000**

3 1 2





# Brunswick Road

Northgate Catchment, Ipswich, IP4 4BP

## Asking price £325,000







The town of Ipswich offers a range of amenities including schools, university, independent and high street shops, hospital, theatres and cinemas, vast selection of restaurants & bars, beautiful parks such as the historic Christchurch Park and the popular Orwell Country Park as well as many more recreational and educational facilities.

The town centre houses the mainline railway station which provides direct links to London Liverpool Street (1 hour and ten minutes) and where you can also find the beautiful Ipswich Marina which has undergone extensive redevelopment over the years to create a wonderful vibrant waterfront which is lined with restaurants, cafes, galleries and shops.

### Front Garden
The front garden is mainly laid to resin providing off road parking, there is a path leading to the front door, flower/shrub beds to both sides and gated access to the rear garden.

### Porch
Front aspect frosted uPVC double glazed entrance door, laminate flooring, rear aspect door into the entrance hallway.

### Entrance Hallway
Door to the lounge, open through to the kitchen/diner, stairs to the first floor, under stairs storage cupboard, radiator, laminate flooring.

### Lounge
12' x 10'4 (3.66m x 3.15m)
Front aspect double glazed bay window, radiator.

### Kitchen / Diner
17'10 x 10'11 (5.44m x 3.33m)
Kitchen comprising of base and eye level units with square edged worktop and peninsula. Integrated electric hob with ceiling mounted stainless steel extractor over, integrated electric oven, integrated dishwasher, integrated stainless steel sink and drainer. Space for a fridge/freezer, space and plumbing for a washing machine. Rear aspect double glazed French doors to the garden, rear aspect double glazed windows, radiator, laminate flooring.

### Landing
Doors to all bedrooms and the bathroom, over stairs storage cupboard, loft access, side aspect frosted double glazed window.

### Bedroom One
11' x 10'8 (3.35m x 3.25m)
Front aspect double glazed window, built in storage cupboard, radiator.

### Bedroom Two
10'9 x 10'3 (3.28m x 3.12m)
Rear aspect double glazed window, radiator.

### Bedroom Three
7'8 x 6'7 (2.34m x 2.01m)
Front aspect double glazed window, radiator.

### Bathroom
Panel bath with stainless steel taps, shower mixer, riser and handheld attachments with glass screen. Low level W.C., pedestal hand wash basin. Rear aspect frosted double glazed window, radiator, tiled walls and tiled flooring.

## Rear Garden

Enclosed to fencing, the Westerly facing rear garden is approximately 80ft in length, mainly laid to lawn with decking area, wooden storage shed and gated side access to the front of the property.

## Agents Notes

Tenure - Freehold
Council Tax Band - B





































## Road Map




## Hybrid Map




## Terrain Map



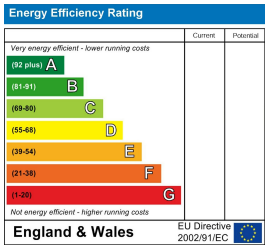

## Floor Plan

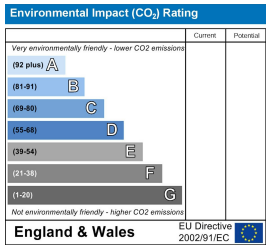



## Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph




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.