

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



Felixstowe Road

South East, Ipswich, IP3 8EH

Asking price £225,000



Felixstowe Road

South East, Ipswich, IP3 8EH

Asking price £225,000



Front Garden

Enclosed to fencing the low maintenance front garden is mainly laid to a mixture of shingle and slate with a path leading to the front door.

Entrance Hallway

Side aspect door to the kitchen / diner, rear aspect door to the lounge, understairs storage cupboards, stairs to the first floor and a radiator.

Kitchen / Diner

14'7" x 9'5" (4.45 x 2.88)

Base and eye-level units with rolled edge worktops, integrated stainless steel sink and drainer, space for a freestanding oven and hob with glass splash-back, space for a fridge/freezer, space for a washing machine, slimline dishwasher which will remain. front aspect double glazed window and a radiator.

Lounge

15'8" x 10'3" (4.78m x 3.12m)

Rear aspect double glazed French doors to the garden, rear aspect double glazed window and a radiator.

Landing

Doors to all bedrooms, the bathroom and additional W.C., storage cupboard with radiator and loft access.

Bedroom One

13'3" x 9'4" (4.05 x 2.85)

Rear aspect double glazed window, radiator and carpeted flooring.

Bedroom Two

11'9" x 9'5" (3.58m x 2.87m)

Front aspect double glazed window, radiator and carpeted flooring.

Bathroom

7'2" x 5'11" (2.18m x 1.80m)

Curved panel bath with stainless steel mixer taps, Mira Escape electric shower with stainless steel riser and handheld attachment, low-level W.C., hand wash basin into vanity unit, built-in shelving, stainless steel towel rail and a rear aspect frosted double glazed window.

W.C.

5'11" x 4'3" (1.81 x 1.31)

Low-level W.C., wall mounted hand wash basin with tiled splash-back, built-in storage cupboards and front aspect frosted double glazed window.

Rear Garden

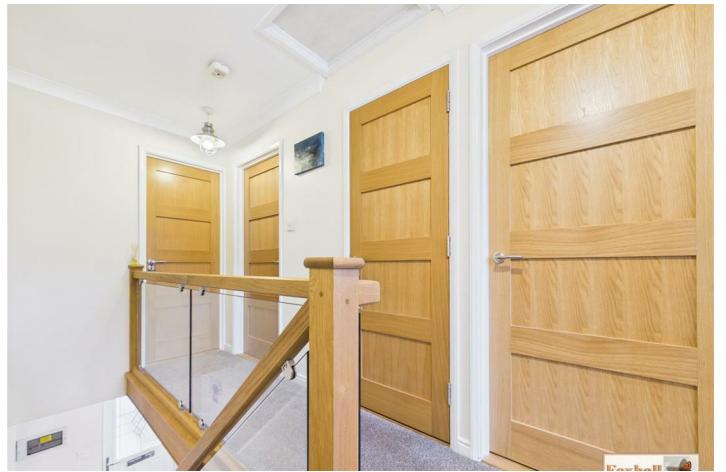
Enclosed to fencing the south facing rear garden is circa 90 ft in length, mainly laid to lawn with patio, shingle and slate areas. There is a wooden storage shed and gated rear access to the parking area.

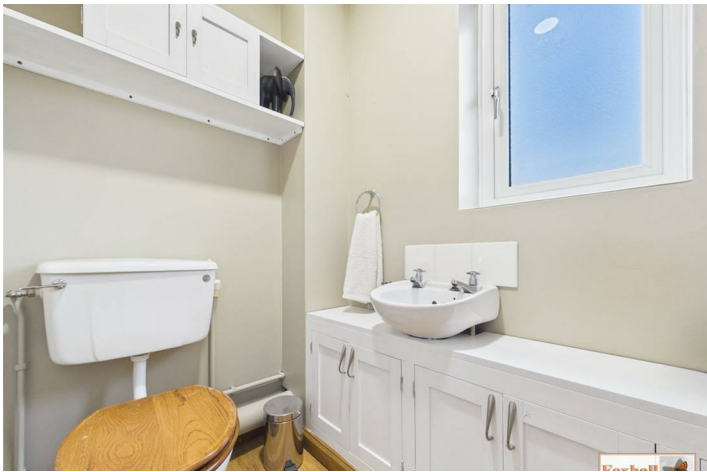
Agents Notes

Tenure - Freehold

Council Tax Band - B







Road Map



Hybrid Map



Terrain Map



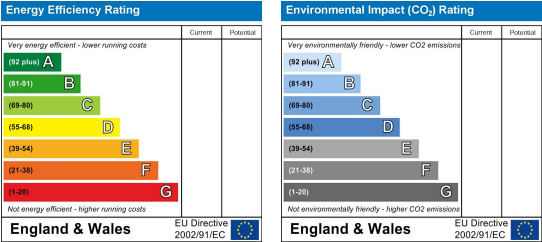
Floor Plan



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.