

Foxhall



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Hatfield Road

East Ipswich, IP3 9AG

Offers in excess of £220,000



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Front Garden

Fully enclosed front garden mostly laid with shingle with a large plant, enclosed via a brick wall and wooden fencing with an iron gate for access and a tiled pathway leading to the front door. There is separate access between the two properties leading to a gate into the rear garden.

Entrance Hallway

Entry via a double glazed obscure door facing the front with double glazed obscure window above, laminate flooring, radiator, access to the stairs and door into the lounge/diner.

Lounge/Diner

22'5" x 11'5" (6.83m x 3.48m)

Double glazed window facing the front, double glazed window facing the rear, coving, feature gas fire on a tile base with a brick surround and a surrounding wooden mantle, access to an under stairs cupboard and door into the kitchen.

Kitchen

9'3" x 6'10" (2.82m x 2.08m)

Double glazed window facing the side, double glazed UPVC door facing the side going out into the garden, wall mounted Ideal Classic boiler, wall and base fitted units with cupboards and drawers, space for a fridge freezer, plumbing for a washing machine, single sink bowl and drainer unit with a mixer tap above, disposal drawer, built-in electric oven, gas hob with a cooker hood above, tiled splash-back and laminate flooring.

Landing

Storage cupboard, access to the loft (partially boarded with a ladder), doors to bathroom and bedrooms one and two.

Bedroom One

14'5" x 11'1" (4.39m x 3.38m)

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

Bedroom Two

10'11" x 9'3" (3.33m x 2.82m)

Double glazed window facing the rear and a radiator.

Bathroom

9'4" x 6'11" (2.84m x 2.11m)

Double glazed obscure window facing the rear, panel bath with mixer taps and a shower attachment with a glass swing screen, low-flush W.C., pedestal wash hand basin with hot and cold taps, stainless steel heated towel rail and tiled splash-back.

Rear Garden

Fully enclosed westerly facing rear garden, mostly laid to lawn with shingle and plant borders, large patio area giving you access to two storage sheds, enclosed by panel fencing, outside tap, and a gate which leads to a passageway taking you to the front of the property.

Agents Notes

Tenure - Freehold

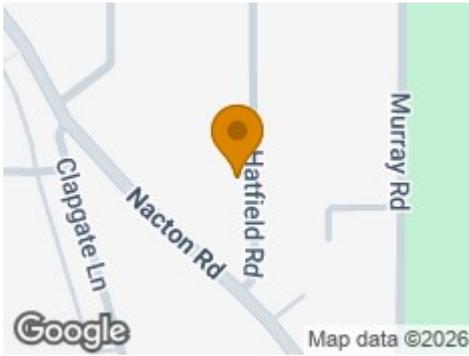
Council Tax Band - B







Road Map



Hybrid Map



Terrain Map



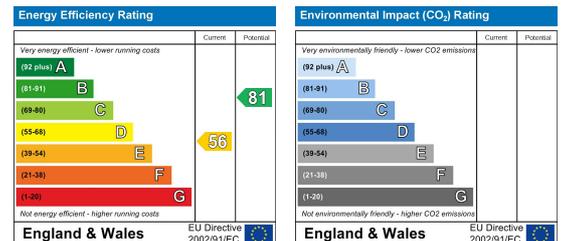
Floor Plan



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



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