

Foxhall



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Gressland Court Mead Drive

Grange Farm, Ipswich, IP5 2HJ

Price £190,000



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Communal Entrance Hallway

Communal entrance door to entrance lobby with duty managers office to the side and further doors leading into the communal hallway with a lift up to the first floor landing with a personal entrance door into the reception hallway.

Reception Hallway

11'5" x 3'11" (3.48m x 1.19m)

Accessed via a personal entrance door, walk-in storage cupboard, airing cupboard with hot water tank approx 4 years old, smooth coved ceiling, radiator, Tunstall Call system and doors giving access to.

Lounge

19'9" x 10'9" (6.02m x 3.28m)

Two UPVC double glazed south facing windows overlooking the garden and UPVC double glazed double door giving access to a Juliet balcony also offering views over the south facing garden, smooth coved ceiling, feature fireplace with marble effect hearth, electric flame effect fire inset, two radiators, three wall light points, satellite tv point and radio point, emergency pull cord and door giving access to the kitchen.

Kitchen

10'4" x 6'11" (3.15m x 2.11m)

UPVC double glazed windows to rear which are south facing overlooking the garden with automatic window point, 1 1/2 bowl stainless steel sink with mixer tap inset into a rolled edge worktop with cupboards and drawers under and matching above, built-in electric Hotpoint hob with filter hood over, built-in Hotpoint oven, built-in fridge and freezer, built-in washing machine, tiled splash-backs, smooth ceiling with inset spotlighting, tile effect vinyl flooring and emergency pull cord.

Bedroom One

11'9" x 9'10" (3.58m x 3.00m)

UPVC double glazed south facing window overlooking the garden, range of built-in wardrobes, smooth coved ceiling, telephone point, radiator, television point, new carpets and a security pull cord.

Wet Room

7'7" x 7'7" (2.31m x 2.31m)

Low-level W.C., pedestal hand wash basin, wall shower unit, part-tiled walls, extractor fan, smooth coved ceiling with inset spotlighting, shaver light point, heated towel rail and Antico flooring.

Communal Areas & Gardens

There is a large communal parking area available at the front of Gressland Court and a separate internal room for buggy storage. To the rear is a large communal garden which is mainly laid to lawn with various shrub borders and hedging and seating. There is also access to the communal lounge and dining room and the laundry and hobbies area.

Agents Notes

Tenure - Leasehold

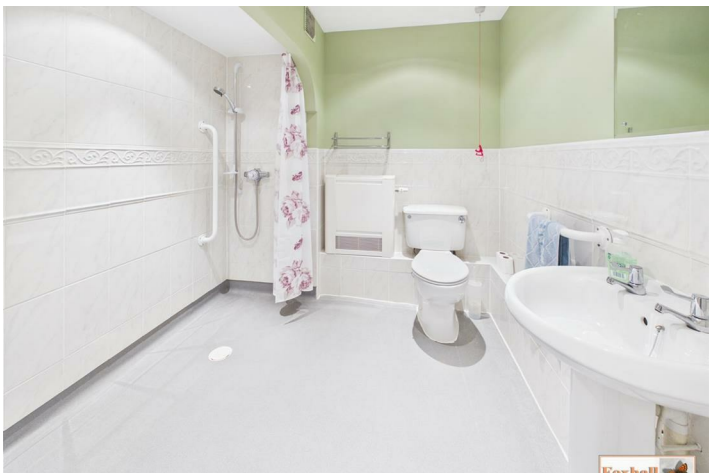
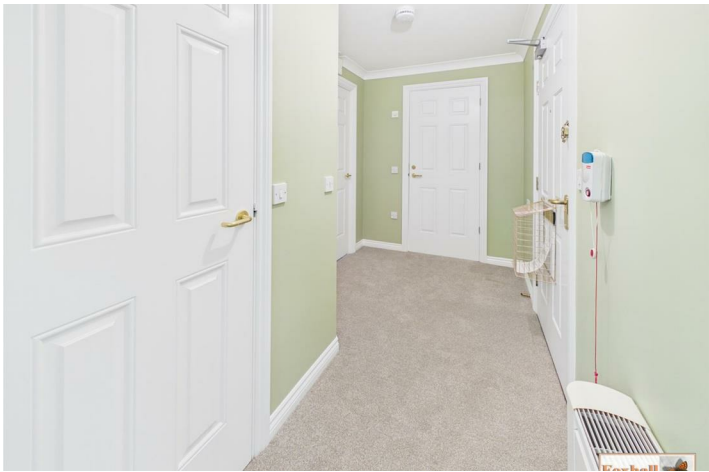
Council Tax Band - B

Lease has 978 years left

Ground Charges - £360.20 per year

Service Charges - £703.46 per month









Road Map



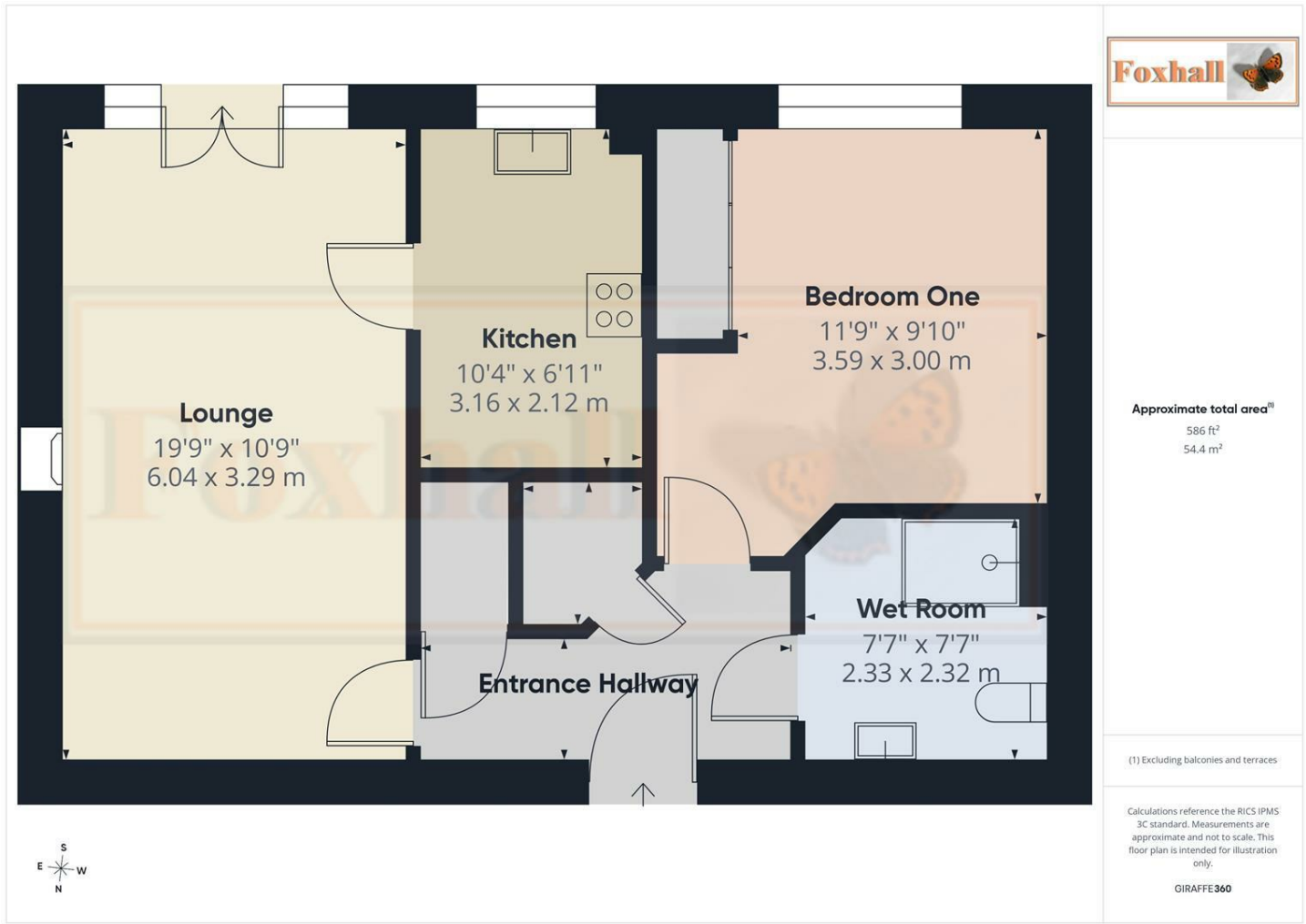
Hybrid Map



Terrain Map



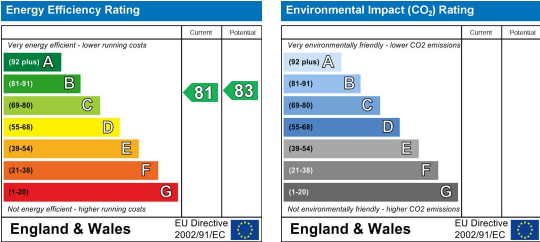
Floor Plan



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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