

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



Glencoe Road

Northgate Catchment, Ipswich, IP4 3PR

Offers in excess of £255,000



2



1



1



D



Glencoe Road

Northgate Catchment, Ipswich, IP4 3PR

Offers in excess of £255,000



Front Garden

Wide double length concrete driveway, enclosed by low brick wall and panel fencing, laid to lawn with established conifers and shrubs.

Porch

Entry via a double glazed obscure door with a glazed obscure door into the entrance hallway.

Entrance Hallway

Carpeted flooring, built-in cupboard, doors to the kitchen and rear hallway and doorway through to the lounge (Door currently not in position will be re-fitted).

Lounge

12'5" x 11'10" (3.78m x 3.61m)

Lovely double aspect room full of natural light and sunshine courtesy of a southerly picture window to the front and east facing window to side. The focal point of the room is an original tiled fireplace surround and hearth incorporating a gas fire (never used and not tested) and a radiator.

Kitchen

9'2" x 9'1" (2.79m x 2.77m)

East facing window to side therefore a lovely sunny room in the mornings, 1 1/2 bowl sink unit, very good selection of contemporary units comprising base drawers, cupboards and eye-level units, oven with a NEFF hob over and extractor hood above, ample worksurfaces, space for upright fridge/freezer, plumbing for a washing machine, door to a walk-in pantry cupboard with shelving, window to side and wall mounted boiler which is approx. 5 to 6 years old and regularly serviced.

Bedroom One

13'10" x 9'5" (4.22m x 2.87m)

Large double bedroom with radiator, original parquet

flooring, door to the airing cupboard with tank and shelving and a window to rear.

Bedroom Two

11'5" x 10'5" (3.48m x 3.18m)

Radiator, window to rear overlooking the garden and original parquet flooring.

Shower Room

6'0" x 5'11" (1.83m x 1.80m)

Full width walk-in shower enclosure incorporating Aqualisa shower, full height shower screen and fully tiled in the shower area W.C., radiator, window to rear and an extractor fan.

W.C.

W.C., half-tiled walls and a window to side.

Rear Hallway

Door to built in cupboard, large loft access with fitted ladder, extensively boarded and has a light, doors to bedrooms one and two, shower room, W.C. and a double glazed door leading to the side and rear garden.

Rear Garden

Enclosed by panel fencing, neatly laid to lawn with well stocked flower and shrub borders and a side access via a metal gate.

Side Garden

Long driveway continues at the side of the bungalow to the garage with outside light and tap.

Garage

Brick built detached garage with electric up and over door.

Agents Notes

Tenure - Freehold
Council Tax Band - B
Subject to Probate





Road Map



Hybrid Map



Terrain Map



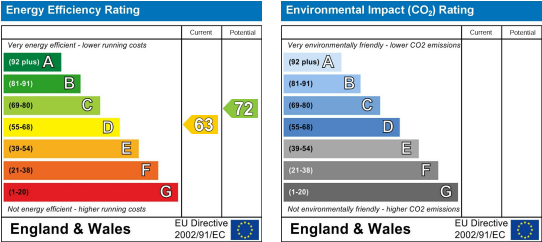
Floor Plan



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.