

Foxhall



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Avondale Road

South East, Ipswich, IP3 9JZ

Guide price £240,000

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Front Garden

Block paved driveway providing off road parking for two vehicles comfortably, shared driveway to side providing vehicle and pedestrian access to the rear garden.

Porch

Door into the porch, carpet flooring and light.

Entrance Hallway

Front door into the hallway, laminate flooring, stairs up to first floor, radiator, coving, door to the lounge / diner, sliding door to the kitchen. Understairs area for storage, clothes, shoes, etc, double glazed window to side. Wall mounted Worcester boiler, installed in 2022 with a 12 year guarantee, regularly serviced.

Kitchen

10'3 x 6'10 (3.12m x 2.08m)

Comprising of wall and base units with cupboards and drawers under and worksurfaces over, asterite sink bowl drainer with mixer tap over, space and plumbing for a washing machine, space for an under counter fridge, freezer or dishwasher, freestanding oven, carpet flooring, glazed window to rear with fitted blind, coving, radiator, glazed door to the rear with fitted blind, splashback tiling.

Lounge / Diner

11'9 x 11' / 10' x 10'10 (3.58m x 3.35m / 3.05m x 3.30m)

Double glazed bay window to the front, aerial point in dining room, two radiators, laminate flooring. Glazed door through to the lean to sun room.

Lean To Sun Room

10'5 x 4'7 (3.18m x 1.40m)

Two glazed windows either side and door with blinds and radiator.

Landing

Double glazed window to the side, door to bedrooms one, two and three and the bathroom. Access to the loft (which has a ladder and light). Cupboard housing the fuse board and coving.

Bedroom One

11'1 x 11'10 (3.38m x 3.61m)

Double glazed bay window to the front, carpet flooring, radiator and fitted wardrobe and cupboard over and coving.

Bedroom Two

10'10 x 10' (3.30m x 3.05m)

Double glazed window to the rear with fitted blind, coving, carpet flooring and radiator.

Bedroom Three

7' x 7'1 (2.13m x 2.16m)

Double glazed window to the rear with fitted blind, coving, carpet flooring and radiator.

Bathroom

6'5 x 5'10 (1.96m x 1.78m)

Panelled bath with separate hot and cold taps and shower over, solid shower screen, pedestal wash hand basin, low flush W.C., vinyl floor, splashback tiling, radiator and obscure double glazed window to the front with fitted blind.

Rear Garden

23'7" x 55'9" approx (7.19m x 16.99m approx)

Fully enclosed south easterly rear garden mainly laid to lawn with mature hedging, trees, shrubs and planting. Access to the garage. Patio area suitable for alfresco dining, outside tap and two vehicular gates to provide access for a vehicle into the rear garden if required.

Garage

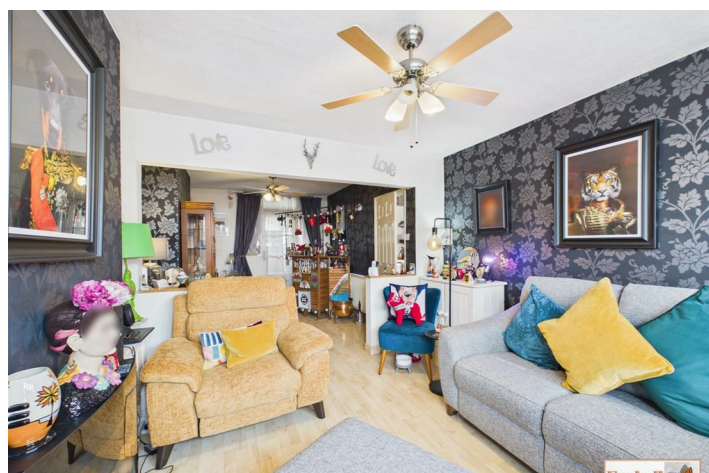
Two wooden doors to the front. No power or lighting.

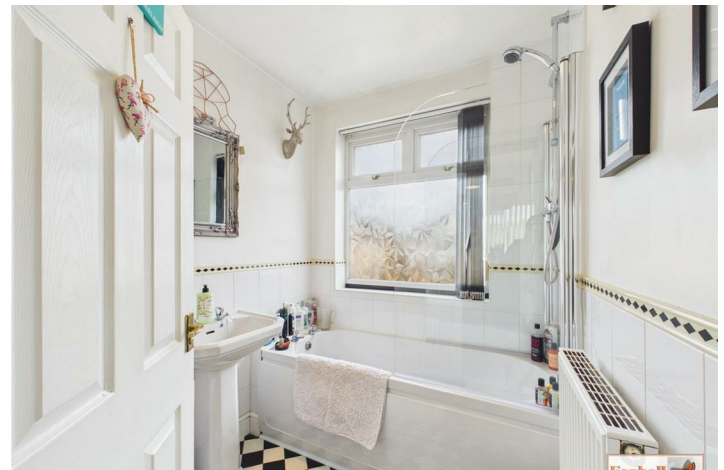
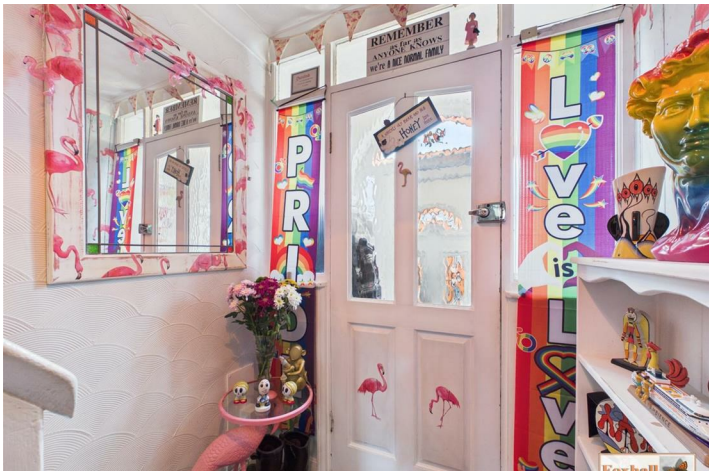
Agents Notes

Tenure - Freehold

Council Tax Band - B

Some of the furniture may be open to negotiation







A satellite map showing a residential area. A yellow location pin is placed on a road. To the left of the pin is a green area labeled 'Landseer Park'. To the right of the pin, two roads are labeled: 'Necton Rd' and 'Landseer Rd'. The map shows a grid of streets and some green spaces. At the bottom, there is a small logo and text: 'bus, Landsat / Copernicus, Maxar Technologies'.

Floor 0 Building 1

- Lounge / Diner: 11'9" x 11'0" (3.59 x 3.36 m)
- Kitchen: 6'10" x 10'3" (2.10 x 3.12 m)
- Hallway
- Porch: 5'4" x 1'6" (1.64 x 0.46 m)
- Lean To Sun Room: 10'5" x 4'7" (3.19 x 1.41 m)

Floor 1 Building 1

- Bedroom One: 11'1" x 10'10" (3.40 x 3.31 m)
- Bedroom Two: 10'0" x 10'10" (3.05 x 3.32 m)
- Bedroom Three: 7'0" x 7'1" (2.15 x 2.16 m)
- Bathroom: 5'10" x 6'5" (1.78 x 1.98 m)
- Landing

Approximate total area⁽¹⁾

951 ft²
88.2 m²

Floor 0 Building 2

- Garage: 8'5" x 16'1" (2.57 x 4.90 m)

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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

Energy Efficiency Rating

Very energy efficient - lower running costs

Current: 63 Potential: 79

Not energy efficient - higher running costs

England & Wales EU Directive 2012/27/EU

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

Current: 79 Potential: 85

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2012/27/EU

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.