

# Foxhall



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## Hervey Street

Close to Town, Ipswich, IP4 2ET

Offers in excess of £250,000



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## Front Garden

Partly enclosed by a low height brick wall with artificial grass and a stone shingle border with steps up to the front door complete with handrails.

## Entrance Hall

Entry via a double glazed obscure door facing the front with a double glazed obscure window above, coving, high, picture rails, laminate flooring, mid height dado rail, access to the stairs, door into the lounge and a door into the dining room.

## Lounge

Double glazed three bay window facing the front, high picture rails, mid height dado rail, feature unused fireplace with a inset into the chimney breast with a wooden mantle and tiled background and a radiator.

## Dining Room

Double glazed window facing the rear, picture rails, mid height dado rail, radiator, laminate flooring, feature fireplace with a stone base and wooden mantle, laminate flooring and door into the kitchen.

## Kitchen

Two double glazed windows facing the side, two double glazed windows facing the rear, double glazed obscure door to the rear going out into the rear garden, coving, access to the under stairs storage cupboard, wall and base fitted units with cupboards and drawers, 1 1/2 stainless steel sink bowl and drainer unit, built-in oven, gas hob and a cooker hood above with a stainless steel splash-back. Space for a fridge, space for a freezer, radiator, plumbing for a washing machine, space for a tumble dryer, natural oak wooden work surfaces with tiled splash-back and a wall mounted Baxi boiler which was fitted in 3rd January 2025.

## Landing

Coving, access to the loft, storage cupboard, mid height dado rail, doors to bedrooms one, two, three and the bathroom.

## Bedroom One

Three bay double glazed window facing the front, picture rail, built-in wardrobes and a radiator.

## Bedroom Two

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

## Bedroom Three

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

## Bathroom

Double glazed obscure window facing the side, coving, panel bath with hot and cold taps with an electric waterfall shower over with a fixed glass screen, low-flush W.C., pedestal wash hand basin with hot and cold taps, radiator, half tiled walls and tiled splash-back.

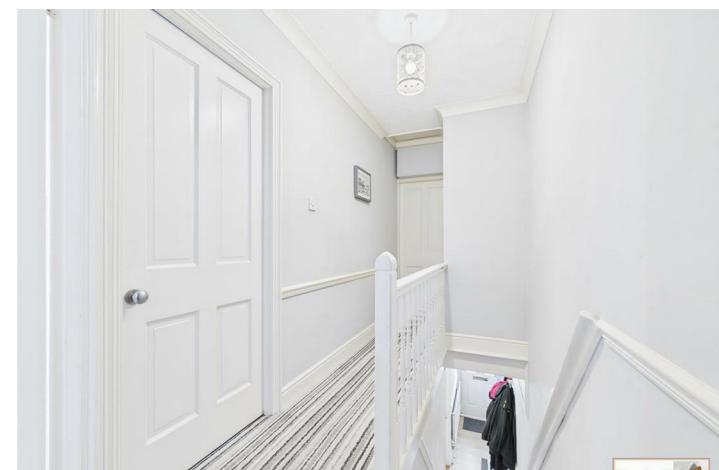
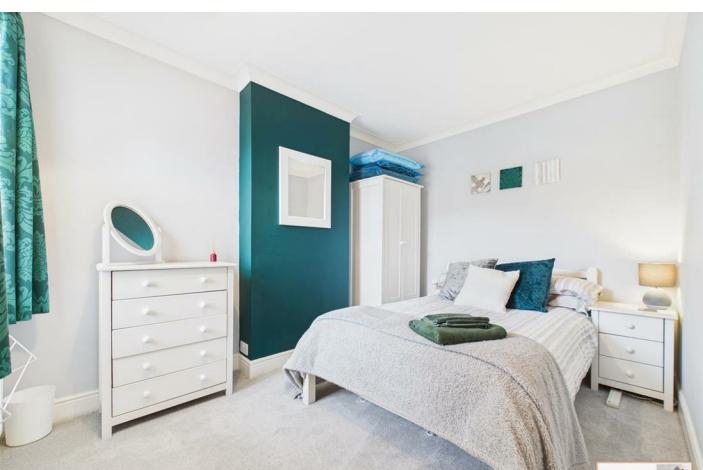
## Rear Garden

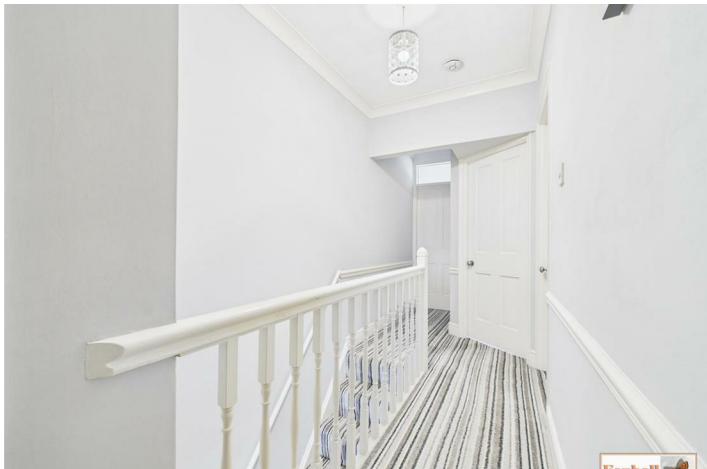
Fully enclosed landscaped westerly facing rear garden enclosed by panel fencing offering plenty of flowerbed borders with a mixture of mature shrubs and plants, a decking area perfect for entertaining, relaxing or alfresco dining. There is a shed which is new as of 2025 and a new base, further shingle borders, patio area, outside tap and a gate which leads to the shared passageway with the neighbouring property.

## Agents Notes

Tenure - Freehold  
Council Tax Band - B







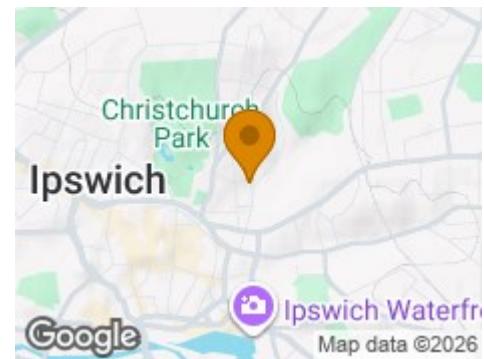
## Road Map



## Hybrid Map



## Terrain Map



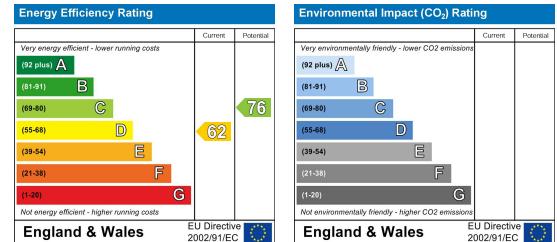
## Floor Plan



## 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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