

Foxhall



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15 Alston Road

East Ipswich, IP3 8EU

Guide price £190,000



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Front Garden

Attractive brick wall and metal gate through to the front garden which is low maintenance, mainly set to patio slabs with some mature planting leading to the door and to the side of the front garden is a passageway through to the rear garden.

Lounge / Diner

Open plan lounge diner with a UPVC and obscure glazed door into the room, two radiators, double glazed window to the front, double glazed window to the rear, door to the kitchen and stairs up to the first floor and there is a feature fireplace with a gas fire inset.

Kitchen

Comprising of wall and base fitted units with cupboards and drawers under, worksurfaces over, stainless steel sink bowl drainer unit with a mixer tap over, space and plumbing for a washing machine, currently there is a Hotpoint washing machine (to stay). There is also a Hotpoint freestanding oven with extractor fan and light above (to stay), space for a Hotpoint full height fridge freezer (to stay), splash-back tiling, tiling to the floor, double glazed window to the rear with fitted roller blind, wall mounted Baxi Platinum combination boiler (9 years old and regularly serviced and the next service is booked in for 9th February) and a obscure and UPVC pedestrian door to the outside.

Landing

Carpet flooring, doors to bedrooms one and two and the bathroom and access to the fuse board and loft there is a light and part boarding.

Bedroom One

Double glazed window to the front with fitted roman blind, radiator and carpet flooring.

Bedroom Two

Carpet flooring, radiator and a double glazed window to the rear.

Bathroom

P shaped bath with a mixer tap and shower over, low-flush W.C., pedestal wash hand basin, original wood flooring, radiator, tiling over the majority of walls including splash-back tiling, obscure double glazed window to the rear with fitted roller blind and an extractor fan.

Rear Garden

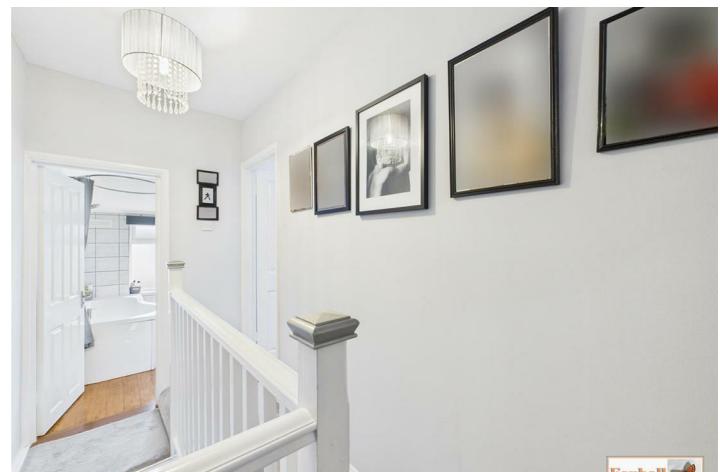
70' x 13'14" (21.34m x 3.96m)

Fully enclosed rear garden with an outside tap, large patio area for the half of the garden suitable for alfresco dining, there is access to the passageway for putting your bins out, etc. To the other side, there is also access for next door to come through to do the same. The rest of the garden is laid to lawn with mature shrubs and borders etc. and a shed (to stay). Immediately outside of the rear door is a undercover area suitable for storage or just simply taking off boots and coats, etc before going into the house.

Agents Notes

Tenure - Freehold

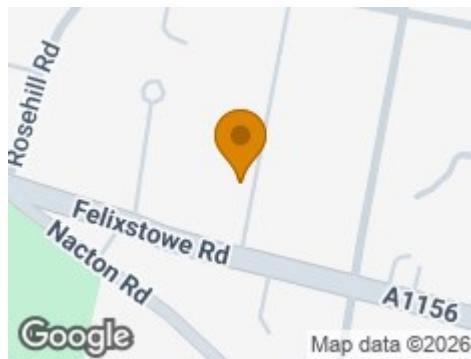
Council Tax Band - A







Road Map



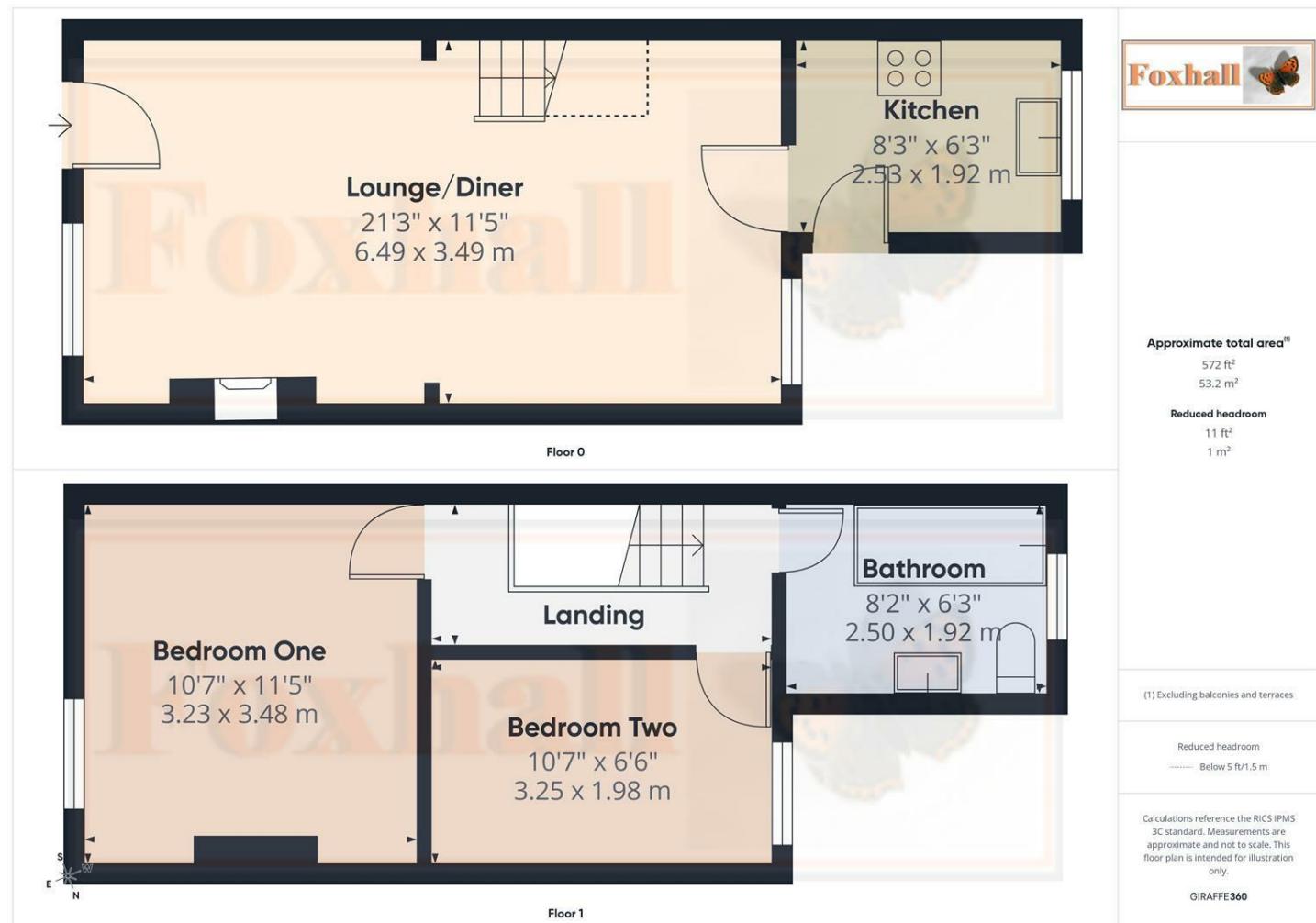
Hybrid Map



Terrain Map



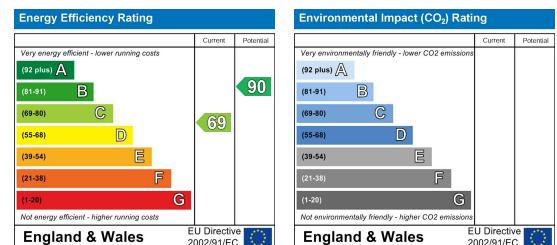
Floor Plan



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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