



Foxhall Road, Ipswich, IP3 8JU

welcome to

Foxhall Road, Ipswich

****VIEWING HIGHLY RECOMMENDED**NO ONWARD CHAIN****

Potential six bedroom HMO, with three king size, three double bedrooms, a 1st floor bathroom, a separate cloakroom, a large garden and furniture to stay. Excellent investment opportunity or family home.

Entrance Hall

Hard flooring, one radiator and a staircase to the first floor.

Kitchen/Diner

Double glazed windows to the side and rear, a door to the garden, an open archway leading to the conservatory/snug, tiled flooring throughout, a wall mounted, gas fired boiler, eye and base level units in wood with stone effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, tiled splashback, an integrated double oven with gas hob and extractor hood, space for a fridge/freezer, washing machine and dishwasher, spotlights and one radiator.

Conservatory

Double glazed windows to the side and rear, a glazed door to the garden, tiled effect flooring and an open archway leading to the kitchen/diner.

Ground Floor Bedroom One

Double glazed bay window to the front, one radiator, carpet flooring and ample space for an en suite (subject to plumbing).

Ground Floor Bedroom Two

Double glazed window to the rear, carpet flooring, one radiator and furniture to stay.

First Floor Landing

Carpet flooring, loft hatch and a storage cupboard.

Bedroom Three

Double glazed bay window to the front, a further double glazed window to the front, carpet flooring, one radiator and ample space for an en suite (subject to plumbing).

Bedroom Four

Double glazed window to the rear, carpet flooring and one radiator.

Bedroom Five

Double glazed window to the rear, carpet flooring and one radiator.

Shower Room

Low level WC, pedestal wash hand basin, a shower with glass enclosure, partially panelled and partially tiled walls, Herringbone tiled effect flooring, one radiator, extractor fan and double glazed window to the side.

Cloakroom

Low level WC, wash hand basin, one radiator and oak effect flooring.

Basement

Bedroom Six

Double glazed window to the rear (fire safety window), carpet flooring, spotlights and one radiator.

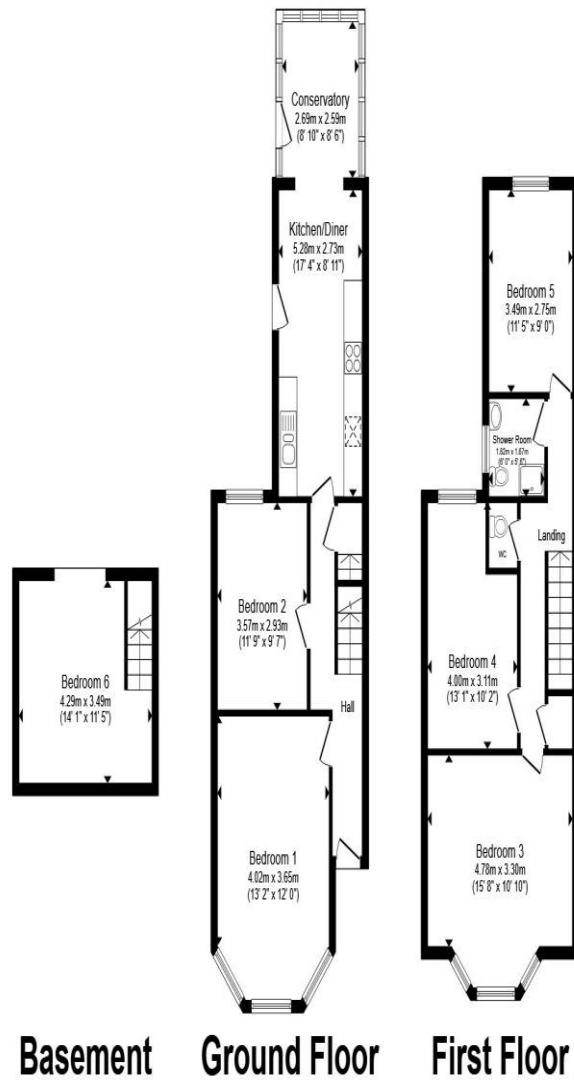
Outside:

Front Garden

A walled border, a pathway leading to the front door, a small paved area and a side access leading to the rear garden.

Rear Garden

Predominately grass rear garden with a fully enclosed, a side access gate, a patio seating area and a large shed.



Total floor area 126.4 m² (1,361 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Foxhall Road,
Ipswich

- No onward chain
- 6 bedroom HMO, with three king-size & three double bedrooms
- 1st floor bathroom & separate cloakroom
- Large garden, with potential to extend (STPP)
- Furniture to stay

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers in the region of
£280,000



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Property Ref:
IPS121794 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01473 226101



ipswich@williamhbrown.co.uk



16-18 Wolsey House, Princes Street, IPSWICH,
Suffolk, IP1 1QT



williamhbrown.co.uk