

# 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



## Ashley Street

South Ipswich, IP2 8DS

Asking price £155,000



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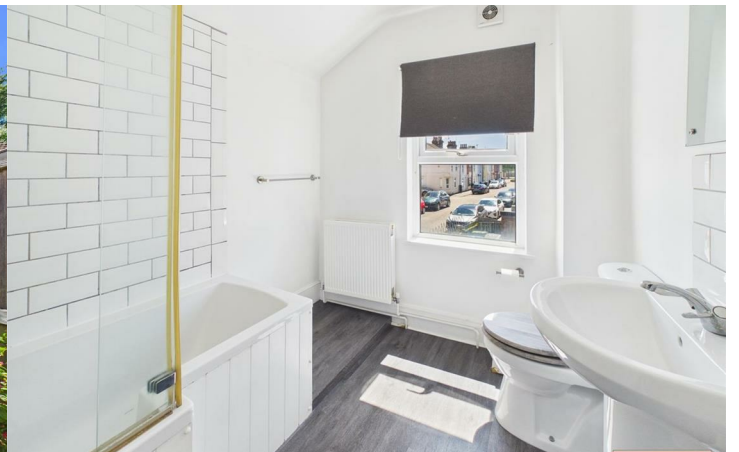
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## Lounge

11'11" x 10'8" (3.63m x 3.25m)

Double glazed entrance door to lounge, radiator, double glazed window to front, coved ceiling and door to the dining room.

## Dining Room

11'0" x 10'9" (3.35m x 3.28m)

Double glazed window to the side and rear, radiator, stairs off, coved ceiling and door to the kitchen.

## Kitchen

17'5" x 6'9" (5.31m x 2.06m)

Comprising 1 1/4 bowl single drainer stainless steel sink unit with cupboards under, roll-top worksurfaces with cupboards and drawers under. We understand from the vendor that the cooker is to remain, wall mounted Baxi boiler which we understand was installed in 2016 and has been maintained on a yearly basis. There is a double glazed window and single glazed window to the side, radiator, small cupboard under the stairs and door to the outside.

## Landing

Access to the loft, doors to bedrooms one, two and the bathroom

## Bedroom One

12'6" x 10'10" (3.81m x 3.30m)

Victorian style fireplace with shelved cupboard into recess, stripped floorboards, radiator and window to front.

## Bedroom Two

10'10" x 8'2" (3.30m x 2.49m)

Double glazed window to rear, radiator and coved ceiling.

## Bathroom

7'11" x 6'9" (2.41m x 2.06m)

Panel bath with mixer taps, shower attachment and screen, pedestal wash hand basin with a mixer tap, low-level W.C., radiator, double glazed window to rear and an extractor fan.

## Rear Garden

As previously mentioned the rear garden is south facing and is of an easy to maintain style, enclosed by panel fencing with patio and shingled area, outside tap and garden shed which we understand from the vendor is to remain.

## Agents Notes

Tenure - Freehold

Council Tax Band - A





## Road Map



## Hybrid Map



## Terrain Map



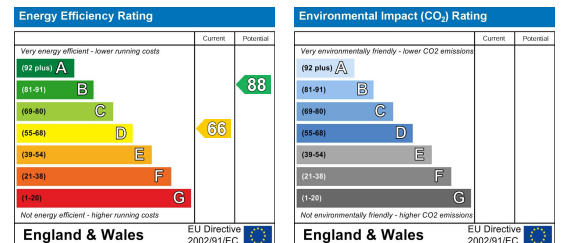
## Floor Plan



## 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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