

# Foxhall



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## Worcester Road

Braziers Wood, Ipswich, IP3 0RR

Asking price £260,000



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### Front Garden

Off-road parking currently for one vehicle with potential for multiple, leading to an up and over door to the garage with a path leading to the front door and a storage shed.

### Entrance Hallway

Front aspect frosted double glazed UPVC door, doors to the lounge, kitchen, dining room and downstairs W.C., stairs to the first floor, under stairs storage cupboard, laminate flooring and a radiator.

### Lounge

12'6" x 10'7" (3.81m x 3.23m)

Rear aspect patio doors out into the garden, radiator, laminate flooring and open through to the dining area.

### Dining Room

8'2" x 6'11" (2.49m x 2.11m)

Rear aspect double glazed window, radiator, door to the hallway and open through to the lounge.

### Kitchen

10'4" x 6'5" (3.15m x 1.96m)

Base and eye-level units with rolled edge worktops, integrated undercounter fridge, integrated dishwasher, integrated electric oven and hob with extractor over, integrated stainless steel 1 1/2 bowl sink and drainer, front aspect double glazed window, radiator and laminate flooring.

### Downstairs W.C.

Low-level W.C., corner sink with tiled splash-back, radiator, front aspect frosted double glazed window and laminate flooring.

### Landing

Doors to all bedrooms and the bathroom, airing cupboard, side aspect double glazed window and carpet flooring.

### Bedroom One

10'6" x 10'5" (3.20m x 3.18m)

Rear aspect double glazed window, radiator and carpet flooring.

### Bedroom Two

8'7" x 7'11" (2.62m x 2.41m)

Front aspect double glazed window, built-in storage cupboard, radiator and carpet flooring.

### Bedroom Three

8'5" x 7'0" (2.57m x 2.13m)

Rear aspect double glazed window, radiator and carpet flooring.

### Bathroom

7'6" x 5'7" (2.29m x 1.70m)

Panel bath with folding glass shower screen, low-level W.C., pedestal hand wash basin, radiator, front aspect double glazed frosted window, half tiled walls and vinyl flooring.

### Rear Garden

Enclosed to panel fencing, mainly laid to lawn with a block paved patio and gravel seating areas, mature flower and shrub beds, pedestrian door to garage, gated side access round to the front of the property.

### Garage

16'2" x 8'7" (4.93m x 2.62m)

With up and over door to the front, pedestrian side access door to the garden with power, light and plumbing for a washing machine.

### Agents Notes

Tenure - Freehold

Council Tax Band - C







## Road Map



## Hybrid Map



## Terrain Map



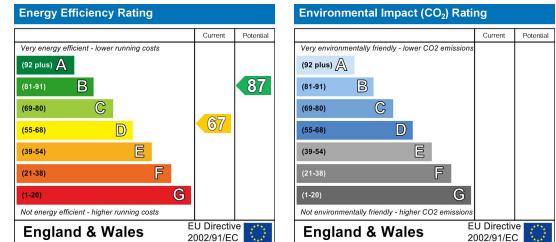
## Floor Plan



## 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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