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York Road

Martlesham Heath, Ipswich, IP5 3TL

Guide price £199,995

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Communal Entrance
Accessed via a security entrance door with stairs rising to the first floor, storage cupboard and door giving access to the entrance hallway. The communal entrance is shared with the neighbours.

Entrance Hallway
Accessed by entrance door, security entrance phone, radiator, coved ceiling, storage cupboard and doors giving access to all rooms.

Lounge / Diner
19'2" x 15'11" (5.84m x 4.85m)
Spacious lounge with UPVC double glazed wood effect window to rear overlooking fields, UPVC double glazed wood effect double doors giving access to a Juilet balcony with views over the fields and woods, textured and coved ceiling, carpeted flooring, feature fireplace, two radiators, three wall light points and door giving access to the kitchen.

Kitchen / Breakfast Room
11'4" x 10'5" (3.45m x 3.18m)
UPVC double glazed wood effect window to rear giving views over fields and woodlands, single drainer stainless steel sink with a Victorian style mixer tap inset in a worksurface with cupboards and drawers under and matching above, built-in Bosch double oven, built-in hob, granite style splash-back, space for a fridge freezer, single breakfast bar, larder style cupboard housing wall mounted Baxi boiler, space and plumbing for a washing machine, wood effect vinyl flooring and smooth coved ceiling with spotlighting

Bedroom One
16'3" x 9'0" (4.95m x 2.74m)
UPVC double glazed wood effect window to front overlooking the greensward, radiator, carpeted flooring, smooth coved ceiling and an airing cupboard.

Bedroom Two
9'10" x 8'8" (3.00m x 2.64m)
UPVC double glazed wood effect window to front overlooking the greensward, radiator, carpeted flooring, smooth coved ceiling and built-in double wardrobe.

Shower Room
5'9" x 5'6" (1.75m x 1.68m)
Walk-in double shower unit with independent shower over, tiled walls, tile effect vinyl flooring, vanity hand wash basin with a mixer tap, chrome heated towel rail, shaver point, vanity mirror, smooth coved ceiling and extractor fan.

Separate W.C.
4'7" x 2'10" (1.40m x 0.86m)
Low-level W.C., vanity hand wash basin with a mixer tap, chrome heated towel rail, tile effect vinyl flooring, half-tiled walls, smooth coved ceiling and extractor fan.

Communal Garden
Which is a mature and well maintained rear garden which is laid to lawn with mature trees and shrubs and backs on to woodlands.

Garage and Parking
16'2" x 7'10" (4.93m x 2.39m)
There is a garage en-bloc with up and over door and there is also a visitor parking space.

Agents Notes
Tenure - Leasehold
Council Tax Band - B
Service Charge £675 per 6 months
There is a one twelfth share of freehold









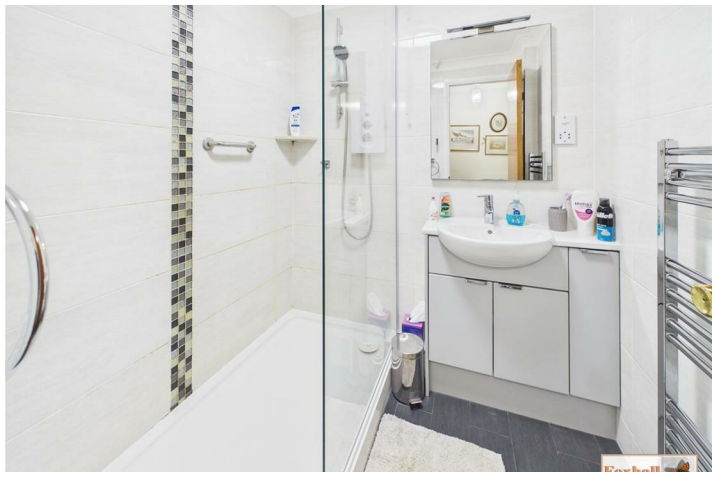


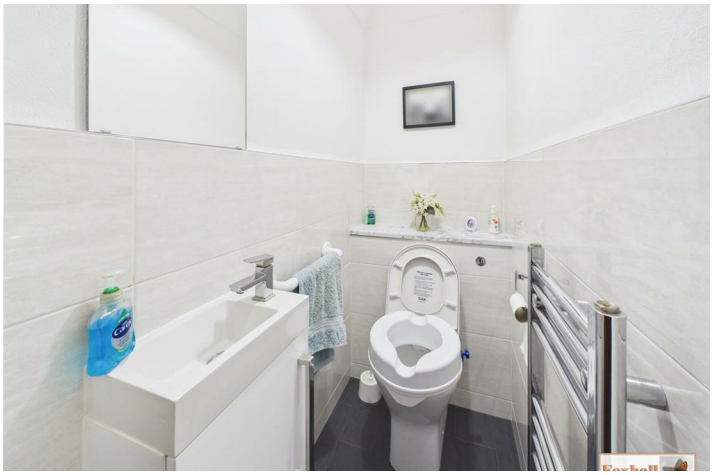






























Road Map



Hybrid Map



Terrain Map



Floor Plan



Floor 1 Building 1



Floor 0 Building 2

Foxhall

Approximate total area(1)

892 ft²

82.9 m²

(1) Excluding balconies and terraces

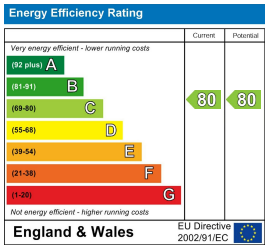
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

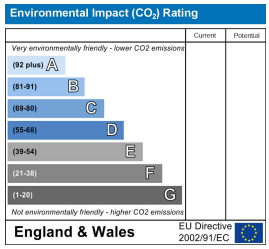
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Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.