

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



Cedarcroft Road

The Crofts, Ipswich, IP1 6BP

Guide price £270,000



Cedarcroft Road

The Crofts, Ipswich, IP1 6BP

Guide price £270,000



Front Garden

Enclosed to half height brick wall, the front garden is mainly laid to hardstanding providing off-road parking with double gates leading to the carport and rear garden.

Entrance Hallway

Front aspect UPVC door into the entrance hallway, doors to the lounge / diner, kitchen and W.C., understairs storage cupboard, stairs to the first floor, radiator and LVT flooring.

Lounge / Diner

24'2" x 10'0" (7.37m x 3.05m)

Front aspect double glazed bay window, rear aspect double glazed window, two radiators and carpeted flooring.

Kitchen

9'11" x 7'0" (3.02m x 2.13m)

Base and eye-level units, rolled-edge worksurfaces, integrated electric oven and grill, integrated gas hob with extractor over, integrated stainless steel sink and drainer, space for a washing machine, integrated fridge and freezer, side aspect frosted double glazed window, rear aspect double glazed window and rear aspect double glazed UPVC door into the garden, half-tiled walls and LVT flooring.

Downstairs W.C

5'11" x 3'1" (1.80m x 0.94m)

Low-level W.C., wall mounted hand wash basin, side aspect frosted double glazed window, radiator and LVT flooring.

Landing

Doors to all bedrooms and the bathroom, side aspect double glazed frosted window, loft access and carpeted flooring.

Bedroom One

10'8" x 10'6" (3.25m x 3.20m)

Front aspect double glazed window, built-in wardrobes, radiator and LVT flooring.

Bedroom Two

10'5" x 9'10" (3.18m x 3.00m)

Rear aspect double glazed window, radiator and LVT flooring.

Bedroom Three

7'5" x 7'2" (2.26m x 2.18m)

Rear aspect double glazed window, radiator and LVT flooring.

Bathroom

6'2" x 5'11" (1.88m x 1.80m)

Panel bath with stainless steel taps, riser and shower attachment, pedestal hand wash basin, low-level W.C., front aspect frosted double glazed window, radiator, tiled walls and LVT flooring.

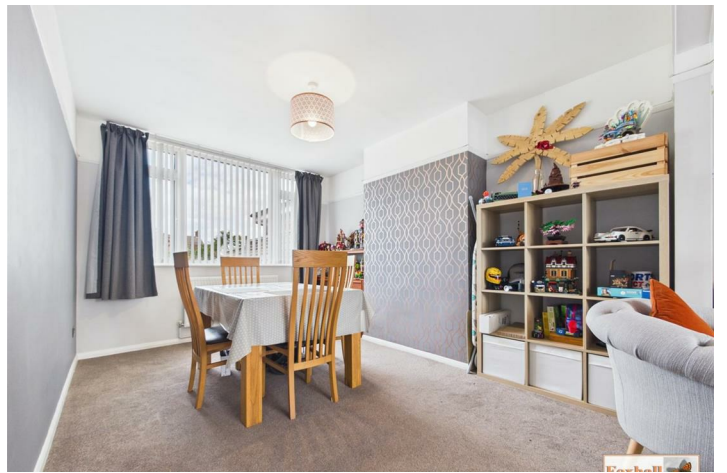
Rear Garden

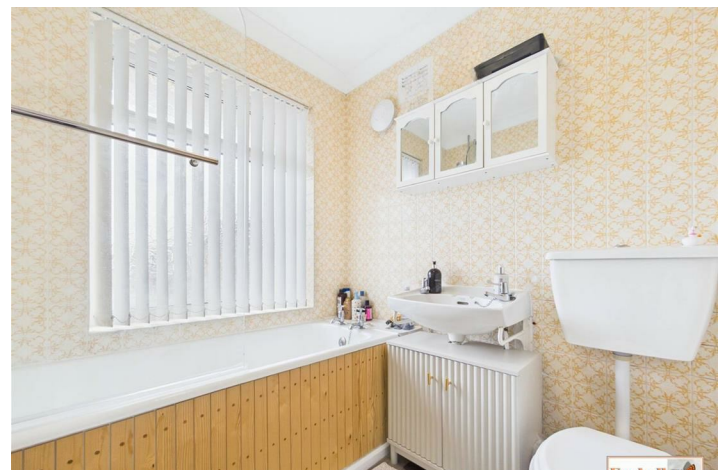
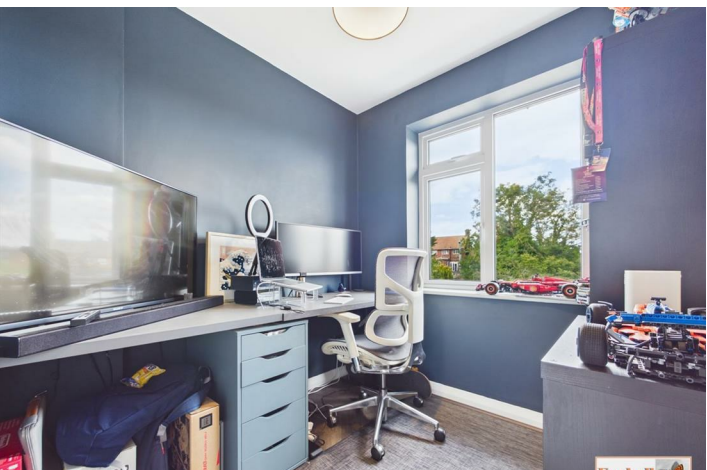
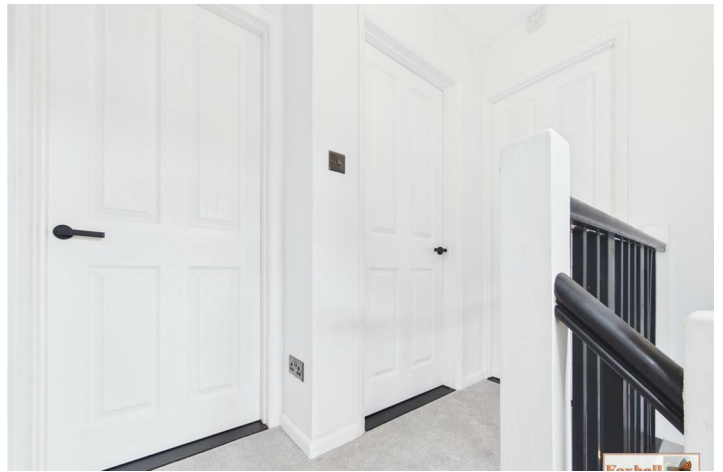
Enclosed to fencing, the rear garden is mainly laid to lawn with a large area laid to hardstanding with a variety of mature shrubs and flowerbeds, there is a large wooden storage shed and side gated access to the front of the property.

Agents Notes

Tenure - Freehold

Council Tax Band - C









Road Map



Hybrid Map



Terrain Map



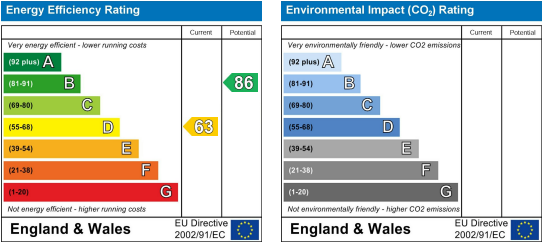
Floor Plan



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



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.