

Foxhall



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Palmerston Road

Town Centre, Ipswich, IP4 2NW

Offers in excess of £205,000



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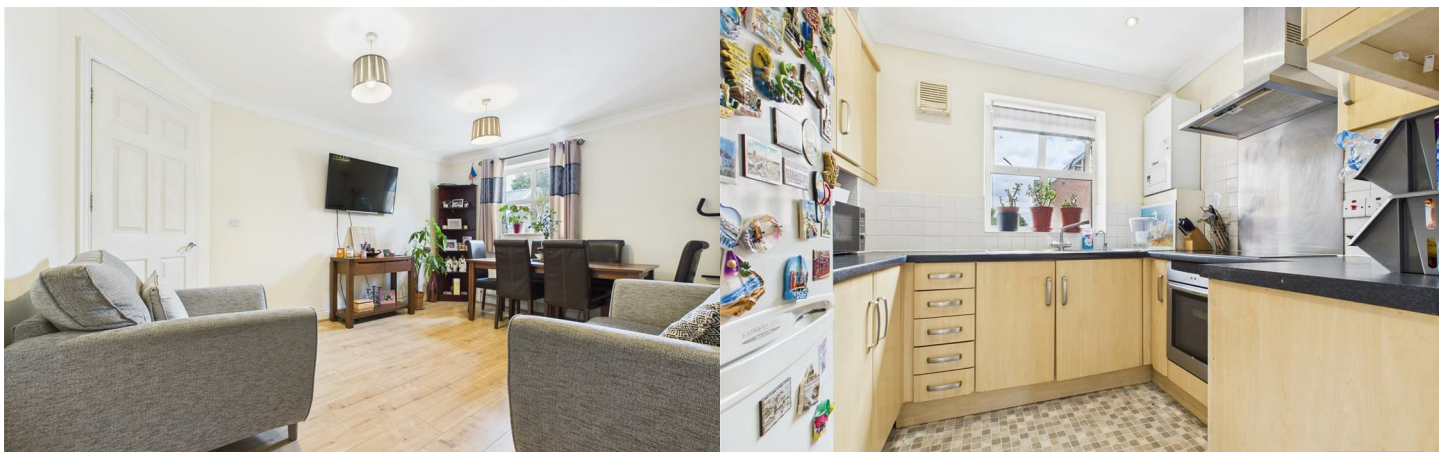
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C



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Entrance Hallway

Entry via a obscure double glazed door facing the front, coving, under-stairs cupboard, radiator, laminate flooring, access to the stairs to the first floor and door to the cloakroom W.C. and the utility room.

Cloakroom W.C.

7'0" x 3'3" (2.13m x 0.99m)

Double glazed obscure window facing the front, radiator, wall mounted wash hand basin with hot and cold taps, low flush W.C., with lino flooring.

Utility Room

6'0" x 3'3" (1.83m x 0.99m)

Coving, wall level unit, wall mounted extractor fan, worksurface, plumbing for a washing machine, tiled splash-back with lino flooring.

First Floor Landing

Double glazed window facing the front, access to the stairs for the second floor, coving, door to the lounge and bedroom two.

Lounge

15'2" x 11'7" (4.62m x 3.53m)

Double glazed window facing the rear, coving, laminate flooring, radiator, two radiators and a door into the kitchen.

Kitchen

8'5" x 6'11" (2.57m x 2.11m)

Double glazed window facing the rear, wall and base fitted units with cupboards and drawers, stainless steel 1 1/2 sink bowl and drainer unit, wall mounted Vaillant boiler which is 5-6 years old with a regular service history, built-in NEFF oven, a Rangemaster electric hob, with a NEFF cooker hood above with stainless steel splash-back, space for a fridge freezer, wall mounted

extractor fan, spotlights, coving, tiled splash-back and lino flooring.

Bedroom Two

15'2" x 8'9" (4.62m x 2.67m)

Double glazed window facing the rear, coving, radiator and a cupboard housing the water tank

Second Floor Landing

Double glazed window facing the front, access to the loft, coving and doors to bathroom, bedrooms one and three.

Bedroom One

15'2" x 11'7" (4.62m x 3.53m)

Double glazed window facing the rear, radiator, coving and a door to the en-suite.

En-Suite

8'7" x 6'8" (2.62m x 2.03m)

Double glazed window facing the rear, radiator, coving, spotlights, extractor fan, panel bath with hot and cold taps and a shower over, pedestal wash hand basin with hot and cold taps, low-flush W.C. and lino flooring.

Bedroom Three

8'6" x 7'0" (2.59m x 2.13m)

Double glazed window facing the front, coving and a radiator.

Bathroom

8'6" x 7'3" (2.59m x 2.21m)

Coving, spotlights, extractor fan, radiator, low-flush W.C., pedestal wash hand basin with hot and cold taps, shaver point, panel bath with a mixer tap and a shower attachment over with lino flooring.

Communal Areas

Communal areas such as a garden, bike store, bin storage and a visitors car parking space.

Agents Notes

Tenure - Leasehold

Council Tax Band - C

990 Year Lease with 978 years remaining

Service charges £449.34 paid every six months

Communal garden / bike store and bin storage available







Road Map



Hybrid Map



Terrain Map



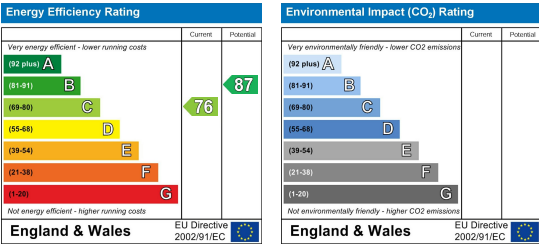
Floor Plan



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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