

# 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



## Foxhall Road

East Ipswich, IP3 8LJ

Asking price £220,000



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## Front Garden

Flowerbed/shrub borders with an outside light.

## Entrance Hallway

Double glazed front entrance door with leaded light inserts through to reception hallway, radiator and door to the boiler cupboard which houses the Baxi 800 combi boiler which is serviced by SS Heating and comes with a 10 year warranty which should continue for the new owners and room for other storage.

## Kitchen/ Dining / Sitting Room

Easterly facing French doors opening out onto garden and window to rear making this a lovely sunny room especially in the mornings. 1 1/2 bowl sink unit with excellent selection of fitted units comprising base drawers, cupboards and eye-level units, integrated oven and hob with Neff extractor hood above, space for an upright fridge/freezer, two radiators, ample work surfaces, plumbing for washing machine and space for breakfast bar.

## Bedroom One

Good size double bedroom with a radiator, window to rear and access to the loft space.

## Bedroom Two

Radiator and window to front.

## Bathroom

Modern bathroom complete with shower with double doors, fully tiled walls, W.C., separate wash basin, tiled floor, window to side, radiator and an automatic light.

## Rear Garden

Nice east facing rear garden with spacious patio area, space for bistro table and chairs, Ideal for sitting out in the mornings in the sunshine. The garden has inset flowerbeds and there is outside lighting.

## Agents Notes

Tenure - Freehold

Council Tax Band - B

Annual Service & Maintenance Charge - £391.59 this covers the cost and maintenance of the electric gates, public liability insurance, gardens and general repairs.



## Road Map



## Hybrid Map



## Terrain Map



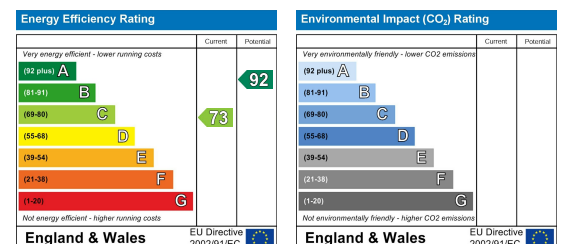
## Floor Plan



## 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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