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



Lindbergh Road

South East Ipswich, IP3 9RA

Asking price £250,000

3 1 2





Lindbergh Road

South East Ipswich, IP3 9RA

Asking price £250,000







Front Garden
There's a block paved drive providing off road parking for three cars with gated access to the rear garden.

Entrance Hallway
Access via UPVC double glazed entrance door, stairs rising to the first floor, radiator, wood effect flooring, doors giving access to the lounge, dining room and the kitchen and a storage cupboard with UPVC double glazed window to side and housing the electrics.

Lounge
16'9" x 11'6" (5.12 x 3.51)
The spacious lounge has two UPVC double glazed windows to the rear overlooking the garden, radiator, grey carpet flooring, textured and coved ceiling with a double storage cupboard.

Dining Room
12'8" x 8'3" (3.88 x 2.54)
UPVC double glazed window to front, radiator, grey carpeted flooring, smooth ceiling and a feature fireplace.

Kitchen Breakfast Room
10'7" x 9'10" (3.25 x 3.02)
UPVC double glazed window to side, UPVC double glazed window to rear, UPVC double glazed door giving access to the conservatory, space for cooker, space for fridge freezer, wall mounted Baxi boiler, single drainer stainless steel sink inset in a rolled edge worksurface with cupboards and drawers under and matching above, radiator, breakfast bar and tiled effect vinyl flooring,

Conservatory
11'3" x 8'9" (3.45 x 2.68)
Of brick and UPVC construction, LVT flooring, space and plumbing for a washing machine, space for tumble dryer, electric wall heater and UPVC double glazed double doors giving access to the rear garden.

Landing
UPVC double glazed window to side, coved ceiling giving loft access, doors giving access to all bedrooms, W.C. and the shower room and an airing cupboard.

Bedroom One
12'6" x 11'0" (3.82 x 3.36)
UPVC double glazed window to rear overlooking the garden, grey carpeted flooring, smooth coved ceiling and a range of fitted wardrobes.

Bedroom Two
12'8" x 9'4" (3.87 x 2.86)
Two UPVC double glazed windows to front, radiator and grey carpeted flooring.

Bedroom Three
9'10" x 7'10" (3.01 x 2.39)
UPVC double glazed window to rear overlooking the garden, radiator and grey carpeted flooring.

Shower Room
5'11" x 5'0" (1.82 x 1.54)
UPVC double glazed window to front, walk-in double shower cubicle with mermaid boarding, chrome heated towel rail, tile effect vinyl flooring, vanity wash hand basin with vanity mirror over and coved ceiling.

Separate W.C
UPVC double glazed window to side, low-level W.C and tile effect vinyl flooring.

Rear Garden
The rear garden commences with a paved patio area with a lawn area with a further hardstanding to the rear, two sheds to remain and the remainder of the garden laid to shrubs and an outside tap.

Agents Notes

Tenure - Freehold
Council Tax Band - B



































Road Map



Hybrid Map



Terrain Map



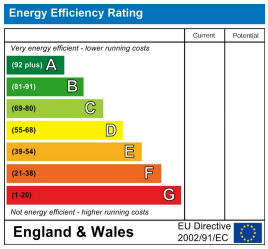
Floor Plan

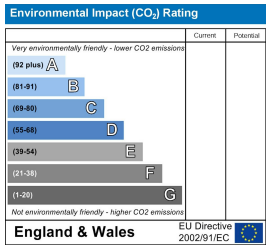


Viewing

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.