

# Foxhall



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## Bull Road

East Ipswich, IP3 8GN

Asking price £250,000



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## Front Garden

Front garden enclosed to metal railings with a path leading to the front door.

## Entrance Hallway

Front aspect door into the hallway, side aspect door to the downstairs W.C., rear aspect door to the lounge, radiator and lino flooring.

## Lounge

17'5" x 15'8" (5.31m x 4.78m)

Front aspect double glazed window, feature electric fireplace, two radiators, rear aspect door to the kitchen / diner and stairs to the first floor.

## Kitchen / Diner

20'4" x 8'11" (6.20m x 2.72m)

Comprising base and eye-level units with rolled edge worktops and tiled splash-back, integrated electric oven and gas hob with stainless steel extractor over, integrated stainless steel sink and drainer, space for a washing machine, space for a dishwasher, space for a fridge freezer, rear aspect double glazed window overlooking the garden, rear aspect double glazed French doors to the garden, large understairs storage cupboard, radiator and lino flooring.

## Downstairs W.C.

Low-level W.C., Pedestal hand wash basin with a mixer tap, radiator, front aspect frosted double glazed window and lino flooring.

## Landing

Doors to all bedrooms and the bathroom, airing cupboard and carpeted flooring.

## Bedroom One

15'2" x 8'5" (4.62m x 2.57m)

Front aspect double glazed window, radiator, carpeted flooring and door to en-suite shower room.

## En-Suite Shower Room

Low-level W.C., pedestal hand wash basin with tiled splash-back, shower cubicle with stainless steel mixer tap, riser, shower attachment, tiled walls and shower screen, radiator, extractor fan and lino flooring.

## Bedroom Two

10'3" x 8'5" (3.12m x 2.57m)

Rear aspect double glazed window, radiator and carpeted flooring.

## Bedroom Three

10'5" x 8'5" (3.18m x 2.57m)

Front aspect double glazed window, radiator, carpeted flooring and the loft hatch.

## Bathroom

5'7" x 4'11" (1.70m x 1.50m)

Panel bath with stainless steel mixer taps and hand held shower attachment, low-level W.C., pedestal hand wash basin with tiled splash-back, rear aspect frosted double glazed window, radiator and lino flooring.

## Rear Garden

Enclosed to panel fencing, the rear garden is mainly laid to lawn with areas of patio and artificial turf with a selection of mature plants and flowers and gated rear access to the parking area and garage.

## Garage

17'3" x 8'9" (5.26m x 2.67m)

Up and over door to the front with power and light.

## Agents Notes

Tenure - Freehold  
Council Tax Band - C







Road Map



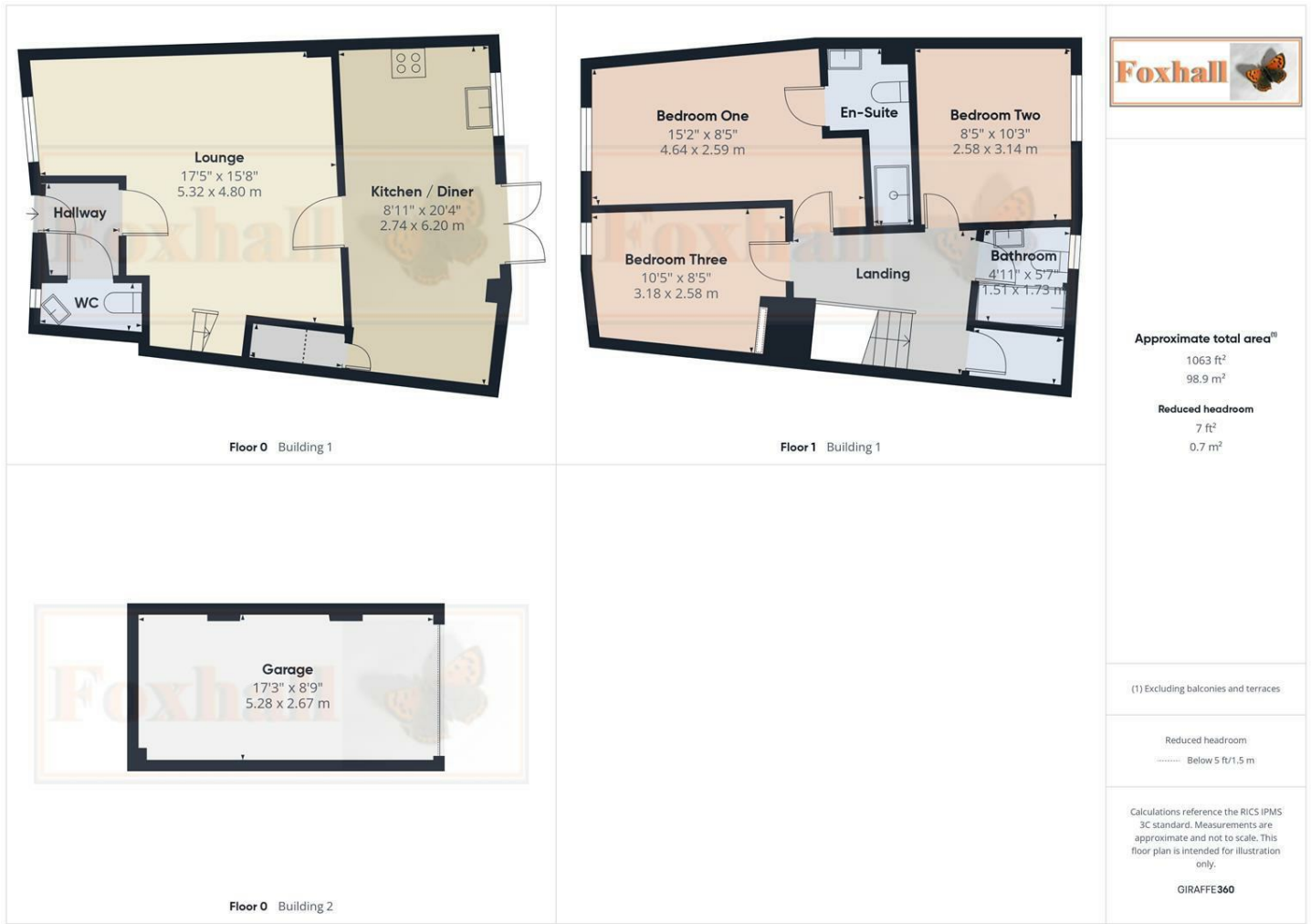
Hybrid Map



Terrain Map



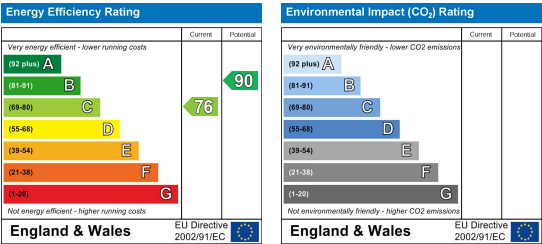
Floor Plan



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



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