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



Larchcroft Road

North West, Ipswich, IP1 6AN

Asking price £300,000

3 | 1 | 1 | C





Larchcroft Road

North West, Ipswich, IP1 6AN

Asking price £300,000







Front Garden
Enclosed by a low level brick wall with Tegula laid drive providing off-road parking with a shared driveway to the side of the property leading to the garage.

Entrance Porch
Double glazed entrance door to entrance porch with two double glazed windows to the front, radiator and double glazed door into the lounge / diner.

Lounge / Diner
20'9" x 8'10" (6.32m x 2.69m)
Double glazed window to front, two radiators, fire surround, double glazed window to rear and double glazed door to the garden room / additional living space and door to the inner hallway.

Inner Hallway
Vinyl style flooring, radiator, access to the loft which we understand from the vendor houses the boiler and doors to all bedrooms, shower room and the kitchen.

Bedroom One
12'10" x 9'3" (3.92 x 2.83)
Double glazed window to the front and a radiator.

Bedroom Two
9'3" x 9'3" (2.83 x 2.82)
Double glazed window to the front and a radiator.

Bedroom Three
10'10" x 7'11" (3.30m x 2.41m)
Double glazed window to the rear and a radiator.

Shower Room
7'9" x 5'1" (2.36m x 1.55m)
Independent shower cubicle, wash hand basin with a mixer tap with cupboards under, low-level W.C., heated towel rail, vinyl flooring, downlighters and a obscure double glazed window to rear.

Kitchen
9'0" x 8'9" (2.76 x 2.69)
Well fitted comprising 1 1/4 bowl single drainer stainless steel sink unit with cupboards under, further worksurfaces with drawers, cupboards under, wall mounted cupboards over, under counter oven, hob above with extractor over, two double glazed windows to rear, heated towel rail and double glazed door to the garden room / additional living area.

Garden Room / Additional Living Space
17'6" x 9'10" (5.33m x 3.00m)
Two double glazed sky lights, part pitched roof, worksurface with cupboards and appliance space under and double glazed French style door to the outside.

Rear Garden
Access via a gate into a covered patio area with steps up to a large area of lawn. The garden is enclosed by timber fencing with a decked area, garden shed and a further shed to the rear of the property to remain.

Garage
With an up and over door.

Agents Notes
Tenure - Freehold
Council Tax Band - C
Subject to Probate






























Foxhall


Foxhall

Road Map



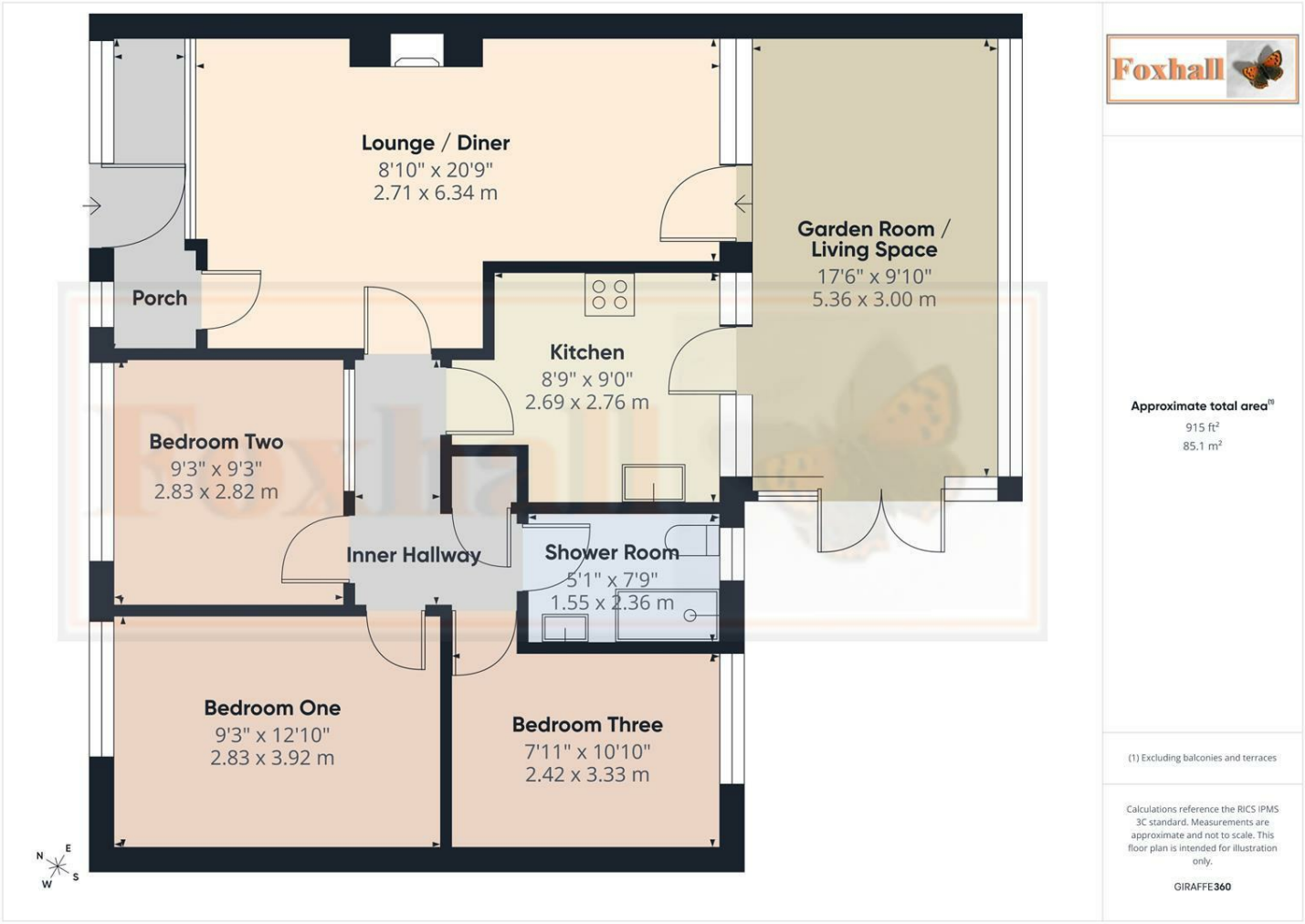
Hybrid Map



Terrain Map



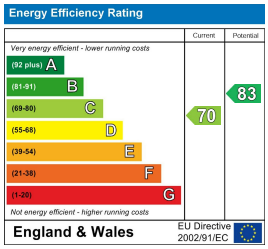
Floor Plan

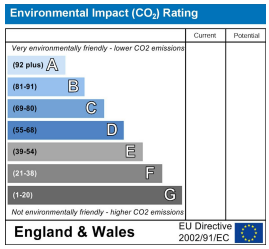


Viewing

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.