

# KEYSTONE



Foxhall Road, Ipswich, IP3 8HN  
50% Shared Ownership £115,000

Semi-Detached House  
Lounge/Diner  
Bathroom  
Off Road Parking  
Popular Location

Two Bedrooms  
Kitchen  
Cloakroom  
Garden  
100% Ownership Can Be Purchased

# Foxhall Road, Ipswich IP3 8HN

Nestled in a cul-de-sac off Foxhall Road, Ipswich, this charming semi-detached house presents an excellent opportunity for first-time buyers. With two well-proportioned bedrooms, this property offers a comfortable living space that is both inviting and practical. The single reception room provides a versatile area for relaxation and entertaining, making it the perfect setting for family gatherings or quiet evenings at home.

The property features a modern bathroom, ensuring convenience for daily routines. Additionally, there is parking available for one vehicle, a valuable asset in this popular location. The surrounding area is known for its friendly community atmosphere and accessibility to local amenities, making it an ideal choice for those seeking a peaceful yet connected lifestyle.

This delightful home is not only a fantastic first step onto the property ladder but also a wonderful place to create lasting memories. With its appealing features and desirable location, this semi-detached house on Foxhall Road is sure to attract interest. Do not miss the chance to view this lovely property and envision your future in this welcoming neighbourhood.

£115,000 is for 50% share, buyers can purchase the whole 100% if they wish, contact the office for more info 01473 221399.



Front Entrance – leading to hallway  
Stairs to first floor, radiator and built-in  
understairs cupboard.

#### Lounge

14'3 x 10'9

Window and door to rear and radiator.

#### Kitchen

10'3 x 8'2

Fitted with a range of base units and drawers  
with matching wall mounted cabinets, built-in  
oven and hob with extractor over and 1.5 bowl  
sink and drainer unit with tiled splashback,  
space for washing machine and fridge freezer.

#### Cloakroom

Fitted with WC, handbasin with tiled  
splashbacks, radiator and window to side.

#### First Floor landing

With loft access, a radiator and built-in  
cupboard

#### Bedroom 1

14'5 x 10'3

Window to rear and radiator.

#### Bedroom 2

14'2 x 7'9

Window to front and radiator.

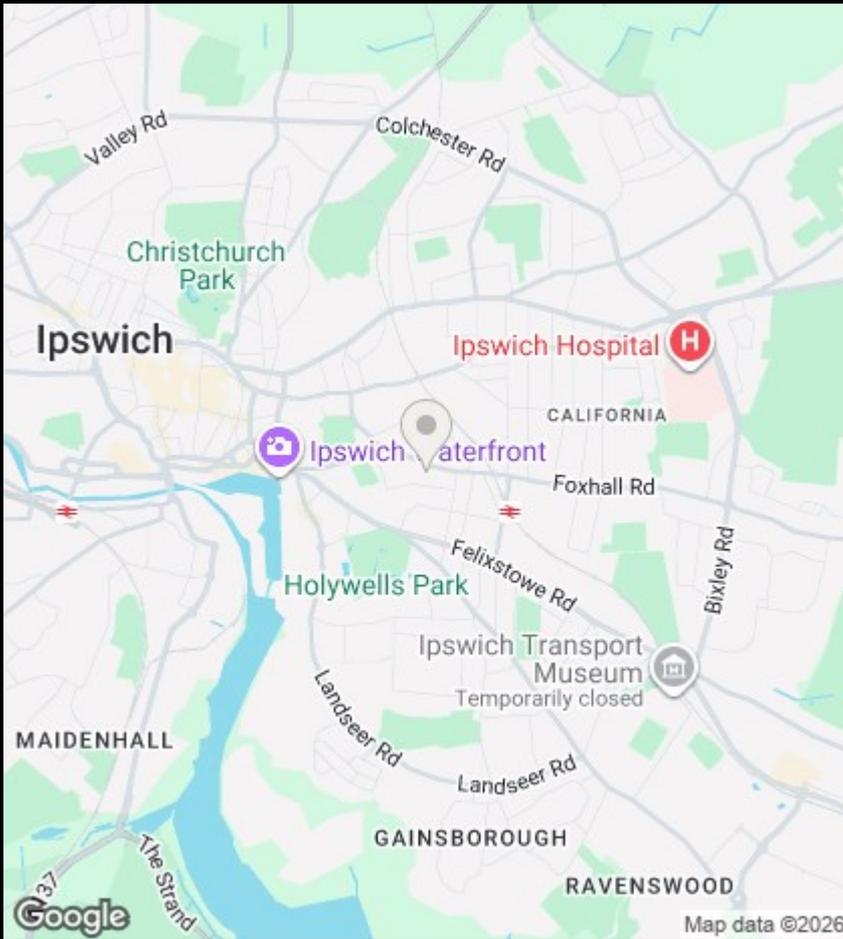
#### Bathroom

Fitted with a suite comprising of panelled bath  
with electric shower over, pedestal wash basin,  
WC, radiator, tiled splashback and window to  
side.

#### Outside

To the front of the property there is an open  
plan garden.

The rear garden is predominantly laid to lawn,  
with patio area and shed.



## Viewings

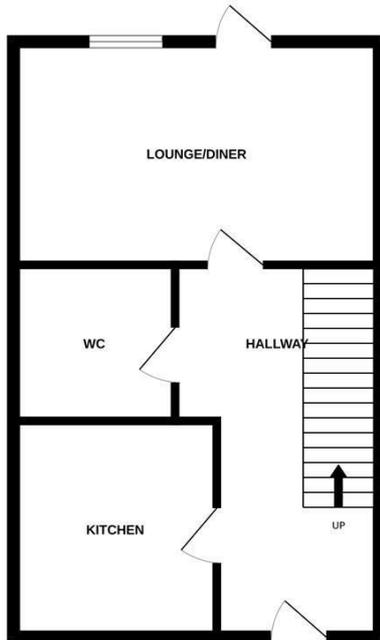
Viewings by arrangement only. Call 01473 221 399 to make an appointment.

## EPC Rating:

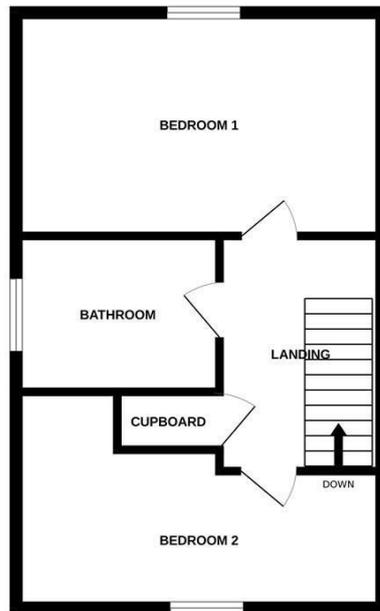
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			89
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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