

# Foxhall



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## Parliament Road

East Ipswich, IP4 5EP

Guide price £250,000



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2



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## Front Garden

Block paved driveway suitable for off-road parking for one vehicle with the path to the front door.

## Entrance Hallway

Entrance door into entrance hallway, wooden floor, radiator, picture rails, stairs up to the first floor and doors to the lounge and dining room.

## Lounge

10'7 x 10'4 (3.23m x 3.15m)

Feature fireplace with a gas supply the gas fire has been removed and gas has been capped off at present. This gives the new owner the ability to either reinstate a gas fire or open up the fireplace if required. Picture rail, original wood floor, two radiators, double glazed bay window to the front and an aerial point.

## Dining Room

11'3 x 11'2 (3.43m x 3.40m)

Feature fireplace, original wood flooring, picture rails, window to rear, radiator, coving and a wooden glazed door into the kitchen.

## Kitchen / Breakfast

14'4 x 8'5 (4.37m x 2.57m)

Comprising of wall and base units with cupboards and drawers under, worksurfaces over, breakfast bar, double stainless steel sink with two drainer units either side, space for a full height fridge freezer, space for a freestanding oven to stay, plenty of under counter space and plumbing for a dishwasher/washing machine or tumble dryer if required, tiled floor, splash-back tiling, two double glazed windows to the side, wall mounted combination Baxi boiler installed in 2014, coving and a folding door to a larder cupboard which has plenty of storage and a wood and glazed door into the rear lobby.

## Bathroom

8'5 x 4'5 (2.57m x 1.35m)

Panelled bath with a mixer tap and handheld shower over with a solid shower screen, vanity wash hand basin, low-flush W.C., obscure double glazed window to the side and to the rear, radiator, tiled flooring and tiled splash-back with a light and a shaver point.

## Rear Lobby

Door to the bathroom, tiled floor, radiator and a UPVC pedestrian door out into the rear garden.

## Bedroom One

13'10 x 10'3 (4.22m x 3.12m)

Carpet flooring, feature Victorian style fireplace, radiator, double glazed bay window to the front, further double glazed window to the front, picture rail and aerial point.

## Bedroom Two

11'4 x 8'7 (3.45m x 2.62m)

Victorian style fireplace, carpet flooring, double glazed window to the rear with fitted blinds, built-in wardrobes, picture rails and a radiator.

## Bedroom Three

8'9 x 8'4 (2.67m x 2.54m)

Double glazed window to the rear radiator and carpet flooring.

## Shower Room

5'6 x 5'1 (1.68m x 1.55m)

Walk-in shower cubicle with shower, vanity wash hand basin, low-flush W.C., heated towel rail, obscure double glazed window to the side, vinyl flooring, tiled flooring, extractor fan and splash-back tiling in the shower and by the vanity unit .

## Landing

Doors to bedrooms one, two and three, radiator, carpet flooring, access to the loft, storage cupboard housing the electric fuse board

## Rear Garden

44'11" x 14'8" (13.7 x 4.49)

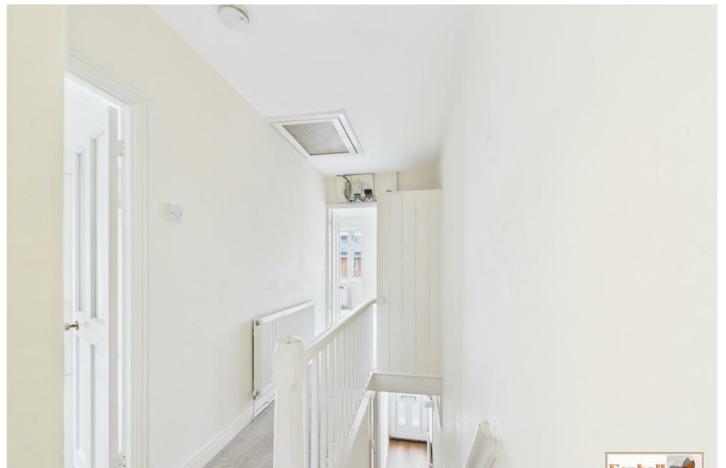
Patio with a path to the rear shed, garden gate accessing the alleyway at the back to put bins out etc, outside tap, fruit tree and some mature planting.

## Agents Notes

Tenure - Freehold

Council Tax Band - B







## Road Map



## Hybrid Map



## Terrain Map



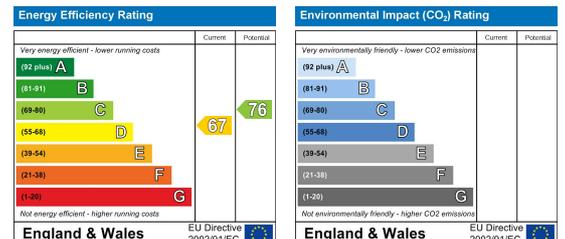
## Floor Plan



## 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



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