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



Bramford Road

West Ipswich, IP1 4AH

Offers in the region of £190,000

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Front Garden
Partly enclosed via a mid height brick wall, mostly laid with shingle and stone and a pathway leading to the entrance porch.

Entrance Porch
Entry via a double glazed obscure door facing the front, tiled flooring, mid height dado rail and an internal single glazed door into the entrance hallway.

Entrance Hallway
Radiator, coving, stairs rising to the first floor, carpet flooring and a single glazed obscure door into the lounge/diner.

Lounge / Diner
22'3" x 9'11" (6.78m x 3.02m)
Two double glazed windows facing the front, double glazed window facing the rear, two radiators, mid height dado rail, coving and an archway through to the dining room which has under stairs storage area which is currently being hidden by a curtain, coving and a door into the kitchen/breakfast room.

Kitchen / Breakfast Room
21'0" x 7'11" (6.40m x 2.41m)
Double glazed window facing the side, double glazed window facing the rear, wall and base fitted units with cupboards and drawers, space for a single oven with a cooker hood above, stainless steel single sink bowl and drainer unit, wall mounted Worcester boiler, space for a tumble dryer, plumbing for a washing machine, radiator, space for a fridge freezer, tiled splash-back, tiled flooring, coving, space for a small breakfast table, obscure double glazed door going out to the garden and a couple of steps down to a door which leads to the bathroom.

Bathroom
67'3" x 6'9" (20.50m x 2.06m)
Double glazed obscure window facing the side, extractor fan, panel bath with mixer taps and a shower attachment and a curtain rail, heated towel rail, low-flush W.C., pedestal wash hand basin with hot and cold taps, half-tiled walls and splash-back, shaver point, light fitting and lino flooring.

Landing
Coving, access to the loft, storage cupboard over the stairs with built-in shelving with power and doors to bedrooms one, two and three.

Bedroom One
11'8" x 11'0" (3.56m x 3.35m)
Two double glazed windows facing the front, coving, built-in wardrobes and storage and a radiator.

Bedroom Two
10'9" x 9'0" (3.28m x 2.74m)
Double glazed window facing the rear and a radiator.

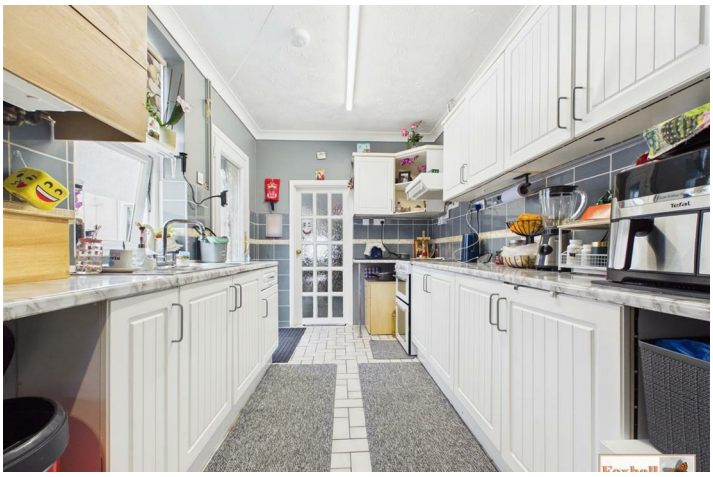
Bedroom Three
9'8" x 7'10" (2.95m x 2.39m)
Double glazed window facing the rear and a radiator.

Rear Garden
Fully enclosed south westerly facing rear garden, enclosed via panel fencing and a mid height brick wall, patio area partly enclosed via a low brick wall, artifical grass, flower bed and shingle borders and a rear gate offering access to the garage and parking.

Garage/Parking
Manual up and over door with a single glazed window facing the rear and a door to the side. There is off-road parking space in front potentially for two cars accessible via Riverside Road.

Agents Notes

Tenure - Freehold
Council Tax Band - B
Damp Treatment course undertaken by Hyltreat in 2026 and installation of a French drain with a full guarantee.









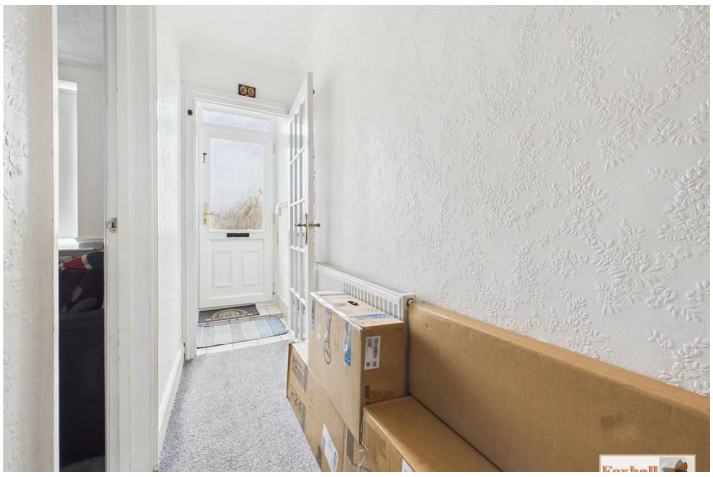


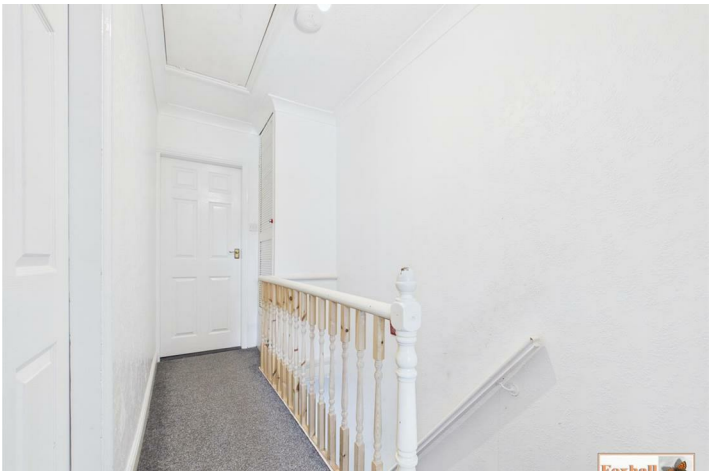

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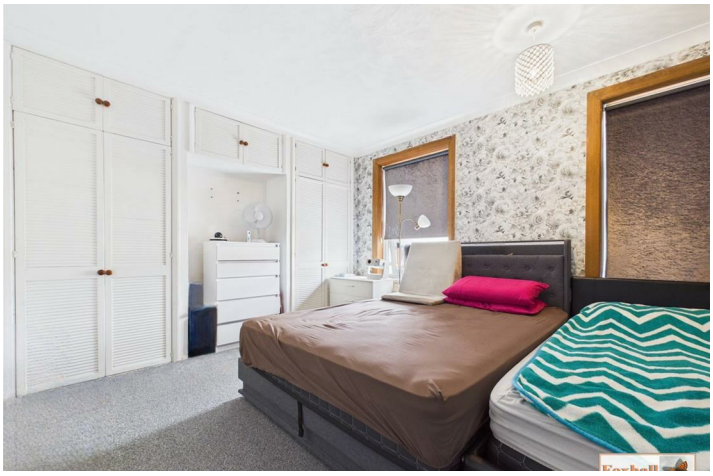



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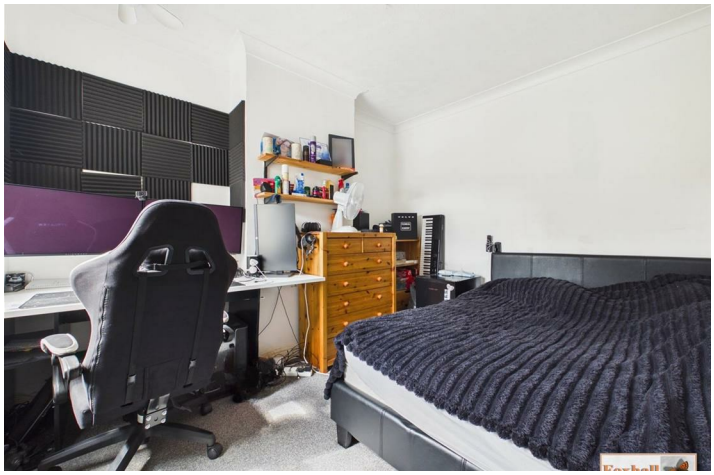










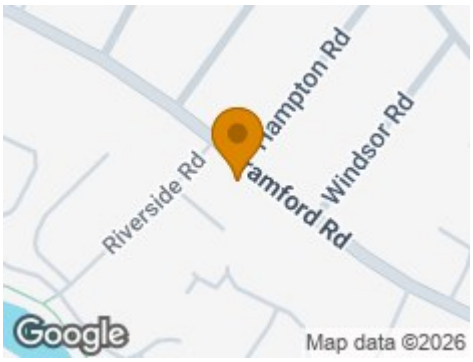







HYUNDAI
Foxhall

Road Map



Hybrid Map



Terrain Map



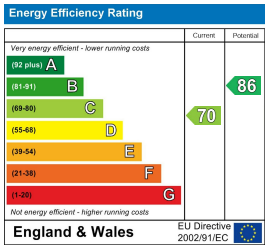
Floor Plan

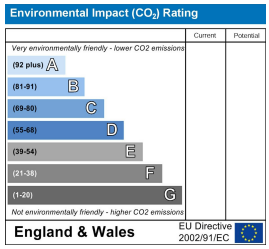


Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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