

# Foxhall



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## Teal Close

Chantry Ipswich, IP2 0TH

Asking price £240,000



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## Front Garden

Front garden has been concreted over providing a good area for off-road parking, there is a side gate leading to a very large side garden area.

## Side Hallway

18'5" x 6'1" (5.61m x 1.85m)

Double glazed entrance door into side hallway, utility area with work surface and appliance space with wall mounted Worcester Bosch boiler over, double glazed window to rear and double glazed door to outside and door to entrance hall.

## Entrance Hallway

Stairs off to first floor and doors to bathroom, kitchen and the lounge.

## Bathroom

5'10" x 5'2" (1.78m x 1.57m)

Panel bath with a mixer tap and shower attachment, low-level W.C, pedestal wash hand basin, radiator and obscure double glazed window to both side and rear.

## Lounge

15'3" x 10'10" (4.65m x 3.30m)

Fire surround, radiator, coved ceiling, double glazed window to front and archway providing storage area under the stairs.

## Kitchen / Breakfast

12'2" x 9'1" (3.71m x 2.77m)

Comprising single drainer stainless steel sink unit with cupboard and appliance space under, roll-top work surfaces with drawers and cupboards under, wall mounted cupboards over, double glazed window to rear, radiator and double glazed door to outside.

## Landing

Pine clad ceiling, double glazed window to front, access

to the loft which we understand from the vendor benefits from some boarding, has a ladder and a light and doors to bedrooms one, two and three.

## Bedroom One

12'3" x 8'9" (3.73m x 2.67m)

Double glazed window to the front and fitted wardrobes with sliding doors.

## Bedroom Two

10'0" x 9'2" (3.05m x 2.79m)

Double glazed window to rear, radiator and coved ceiling.

## Bedroom Three

8'3" x 6'2" (2.51m x 1.88m)

Double glazed window to rear, radiator, built in airing cupboard which houses the water tank.

## Side Garden

Mainly laid to lawn enclosed by timber fencing which lead around to the rear garden.

## Rear Garden

Enclosed by timber fencing, there are shingle areas within the garden and a large brick storage shed to the rear.

## Agents Notes

Tenure - Freehold

Council Tax Band - B







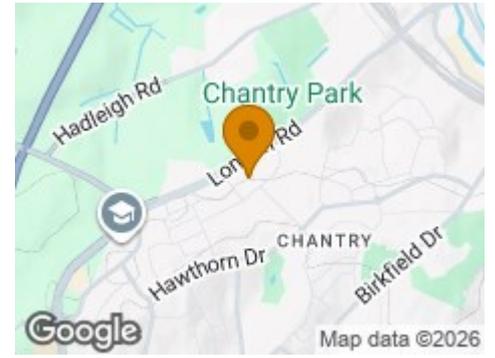
## Road Map



## Hybrid Map



## Terrain Map



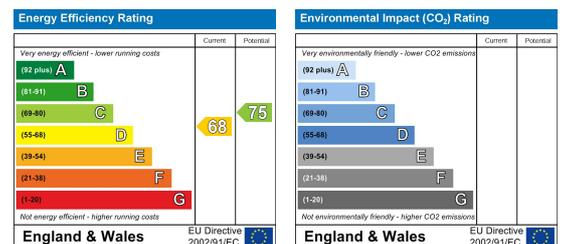
## Floor Plan



## 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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