

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



Regina Close

East Ipswich, IP4 5HG

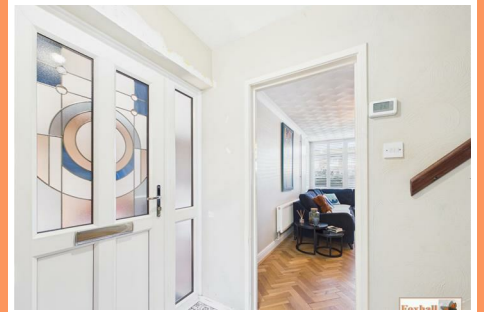
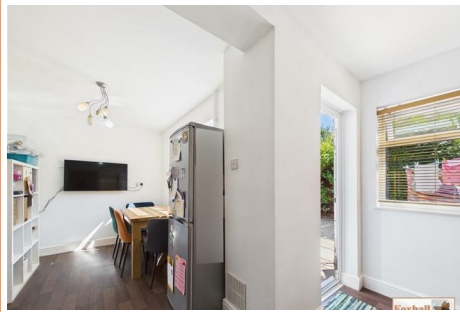
Guide price £260,000



Regina Close

East Ipswich, IP4 5HG

Guide price £260,000



Regina Close

NO ONWARD CHAIN - EXTENDED THREE BEDROOM TERRACE HOUSE - COPLESTON HIGH SCHOOL CATCHMENT AREA - REPLACEMENT ROOF, WINDOWS AND EXTERNAL DOORS IN THE LAST FEW YEARS - THREE GOOD SIZED BEDROOMS - SEPARATE LOUNGE WITH WOODEN FLOORING AND PANELLING - KITCHEN / DINING ROOM - SECLUDED REAR GARDEN - OFF ROAD PARKING FOR 2-3 CARS PLUS CARPORT - UPSTAIRS BATHROOM - SOME UPDATING STARTED AND NEEDING COMPLETION

Foxhall Estate Agents are delighted to offer with NO ONWARD CHAIN for sale this EXTENDED THREE BEDROOM TERRACE HOUSE situated in a favoured location on the east side of Ipswich within the highly regarded Copleston High School catchment area.

The extended accommodation affords three good sized double bedrooms, there is a good sized lounge with modern wooden flooring and panelling and a separate modern kitchen / diner room to the ground floor.

The current owners have spent the last couple of years starting to update the property and you will see from the lounge that this is to a high standard. They have also taken the stairs back to wood and removed the cupboard from bedroom two. There is a small flight of stairs added to create more storage / den upstairs. The property also benefits from a new roof, new external doors and windows, gas heating via combi boiler and radiators, double glazed windows, a carport with ample parking to the front via a driveway and a secluded courtyard garden.

Situated in East Ipswich within both Copleston High School and Britannia Primary School catchment areas, this is in an ideal location for a young family / first time buyer. There are plenty of shops, amenities, Ipswich Hospital, Rushmere Heath, doctors' and dental surgeries all within walking. Serviced by good bus routes and easy access by car to both Ipswich town and waterfront or A14 and a good number of larger shops, takeaways and restaurants.

Front Garden

Generous block paved driveway suitable for parking multiple vehicles of different lengths and types. Carport with lockable outside shed. Pedestrian gate to rear garden and front door to property. Outside security light.

Hallway

UPVC part glazed front door with stained glass effect, door to kitchen/diner, door to lounge, generous cupboard under stairs for storage, tiled flooring and stairs rising to first floor. The current owners have already stripped the stairs to reveal the original wood.

Kitchen/Diner

11'8" (max) x 8'1" (max) (3.576 (max) x 2.469 (max))

Dining Area: Double glazed window to rear, radiator and vinyl flooring.

Kitchen Area: Double glazed window to rear and side with fitted blinds, UPVC part glazed door into the garden, comprising of wall and base units with cupboards and drawers under, roll top work surfaces over, space for free standing electric oven, extractor fan, splash-back tiling, vinyl flooring, space and plumbing for a washing machine.

Lounge

16'3" x 11'0" (4.964 x 3.364)

Recently modernised with a large double glazed picture window to front, double glazed window to side, panelled wall, radiator, solid wooden flooring and coving.

Landing

Doors to bedrooms one, two, three and the bathroom, airing cupboard housing the Vaillant combination boiler (approx 11 years old and is regularly serviced). The current owners have installed a further small set of stairs and landing area for storage or den purposes.

Bedroom One

11'11" x 10'11" (3.64 x 3.33)

Large double glazed window to front, radiator and carpet flooring. Modern metal industrial style clothes rail.

Bedroom Two

11'7" x 9'4" (3.55 x 2.87)

Access to loft (fully insulated with light). Double glazed window to front, radiator and carpet flooring.

Bedroom Three

10'11" x 7'10" (3.33 x 2.4)

Double glazed window to rear, radiator and carpet flooring.

Bathroom

Panelled bath with shower over, pedestal wash hand basin, low flush W.C., fully tiled walls, vinyl flooring, obscure double glazed window to rear and a heated towel rail.

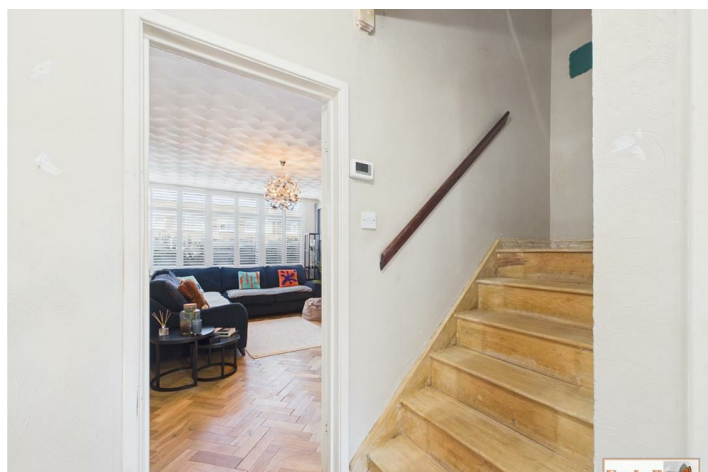
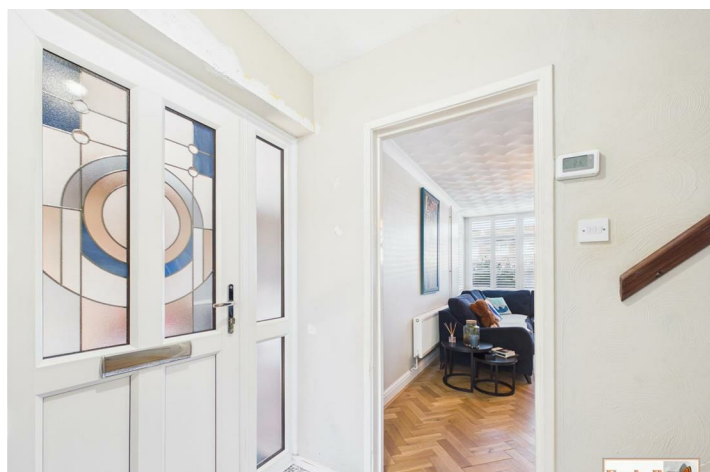
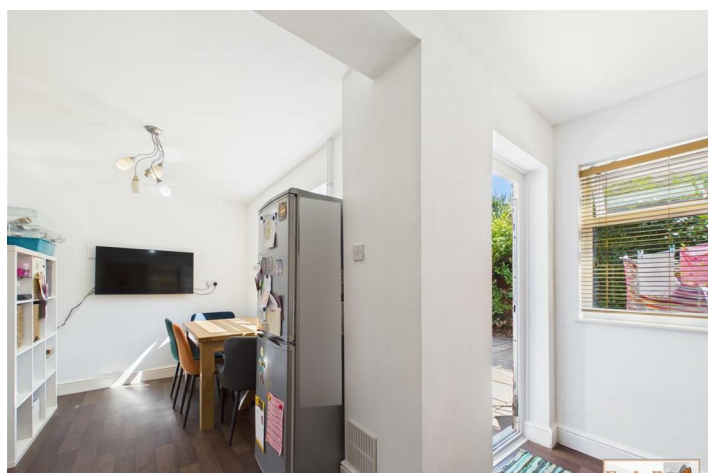
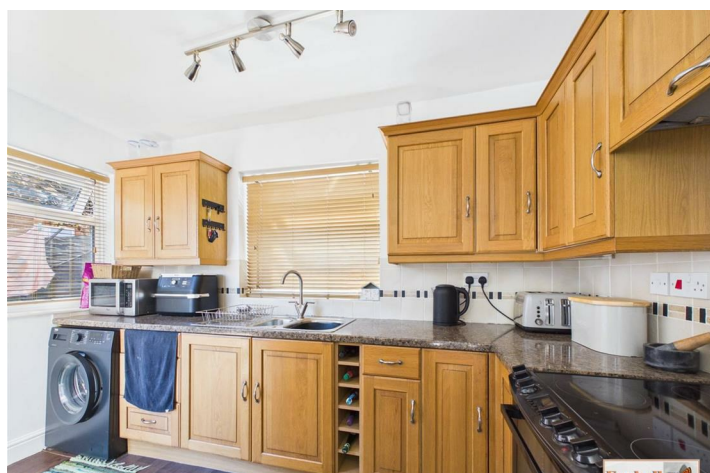
Rear Garden

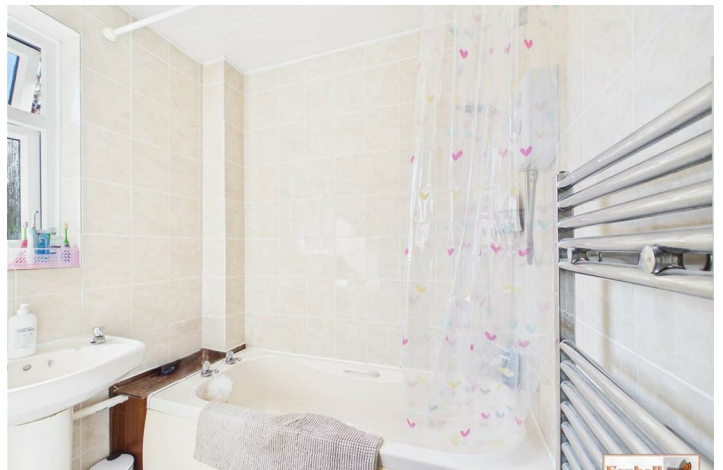
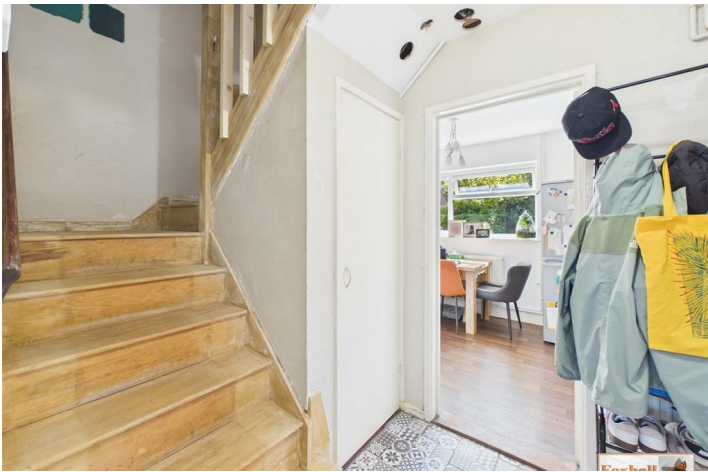
Indian sandstone patio area suitable for alfresco dining, enclosed rear garden with hedge screening for seclusion and is unoverlooked, shed to stay on hardstanding, pathway with pedestrian gate through to the front garden and an outside tap.

Agents Note

Tenure - Freehold

Council Tax Band - C







Road Map



Hybrid Map



Terrain Map



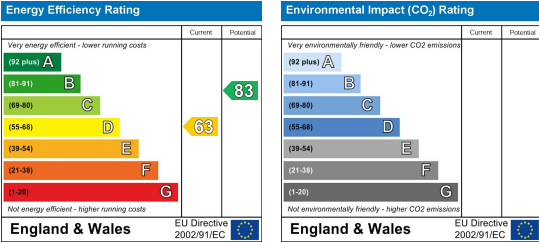
Floor Plan



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.