



GRACE
ESTATE AGENTS



Foxhall Road, Ipswich,
£130,000

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GRACE ESATE AGENTS are delighted to present this two bedroom ground floor flat located on Foxhall Road in east Ipswich.

You are welcomed into a bright kitchen/diner, perfect for relaxation or entertaining guests. The flat features two spacious bedrooms and one family bathroom.

One of the standout features of this property is the dedicated parking space, a valuable asset in this bustling area. Residents will appreciate the ease of access to local amenities, including shops, schools, and parks, all within a short distance.

This flat is not only a comfortable home but also a fantastic opportunity for those looking to invest in a property that combines modern living with a prime location. Whether you are a first-time buyer or seeking a rental investment, this property on Foxhall Road is certainly worth considering.

Kitchen/Diner

17'5" x 14'5" (5.33 x 4.41)

Wood style flooring, matching eye level and base units with work tops over. integrated single oven with electric hob and extractor fan over. Single bowl sink with side drainer, space for fridge freezer, space for washing machine, space for dryer, underfloor heating and double glazed window to front aspect.

Master Bedroom

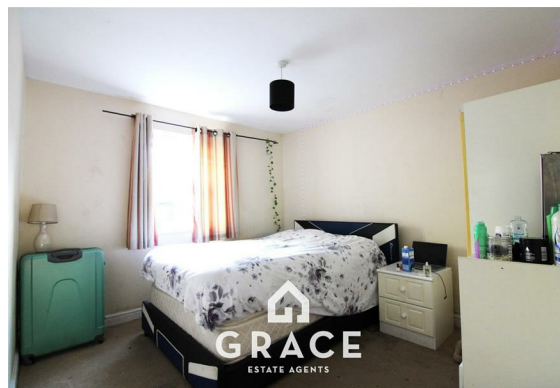
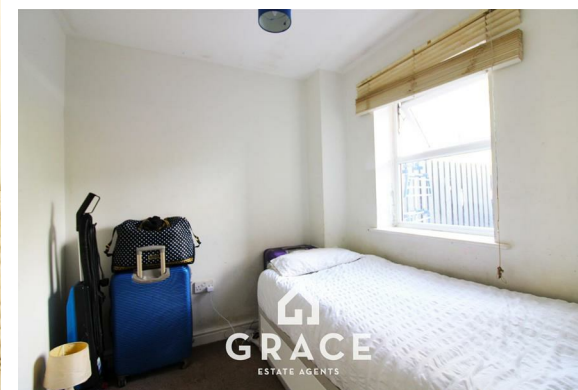
16'6" x 7'10" (5.03 x 2.40)

Double glazed window to rear aspect and under floor heating.

Bedroom Two

6'6" x 5'10" (2.00 x 1.80)

Double glazed window to rear aspect and underfloor heating.





Bathroom

Low level WC, hand wash hand basin, panelled bath with shower on a riser rail, double glazed window to rear aspect, heated towel rail, tiled flooring and splashback.

Rear Garden

Paved private rear garden with fenced boundaries.

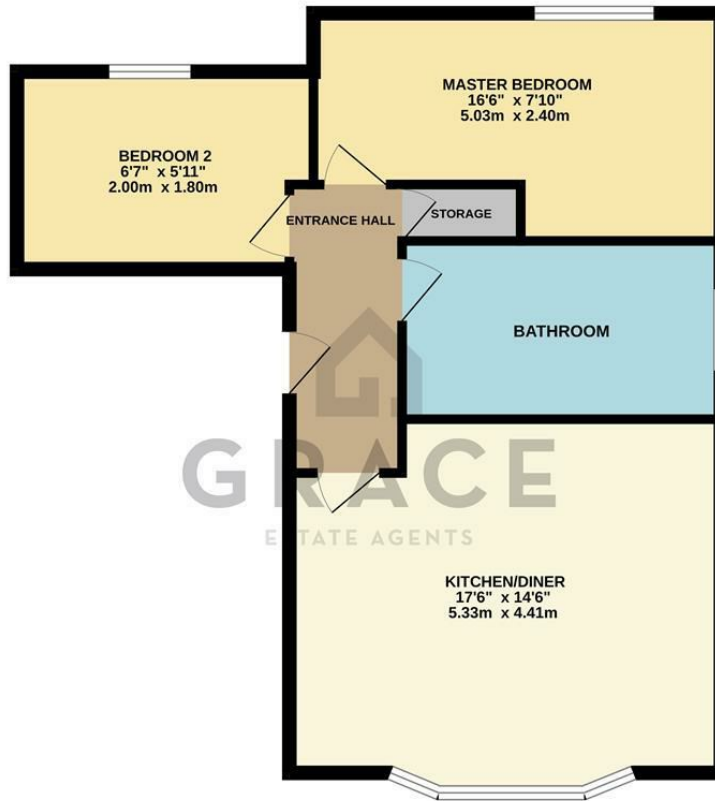
Charges

Service charge approximately £800 per annum

Ground rent approximately £100 per annum

206 years remaining on the lease

GROUND FLOOR
630 sq.ft. (58.5 sq.m.) approx.

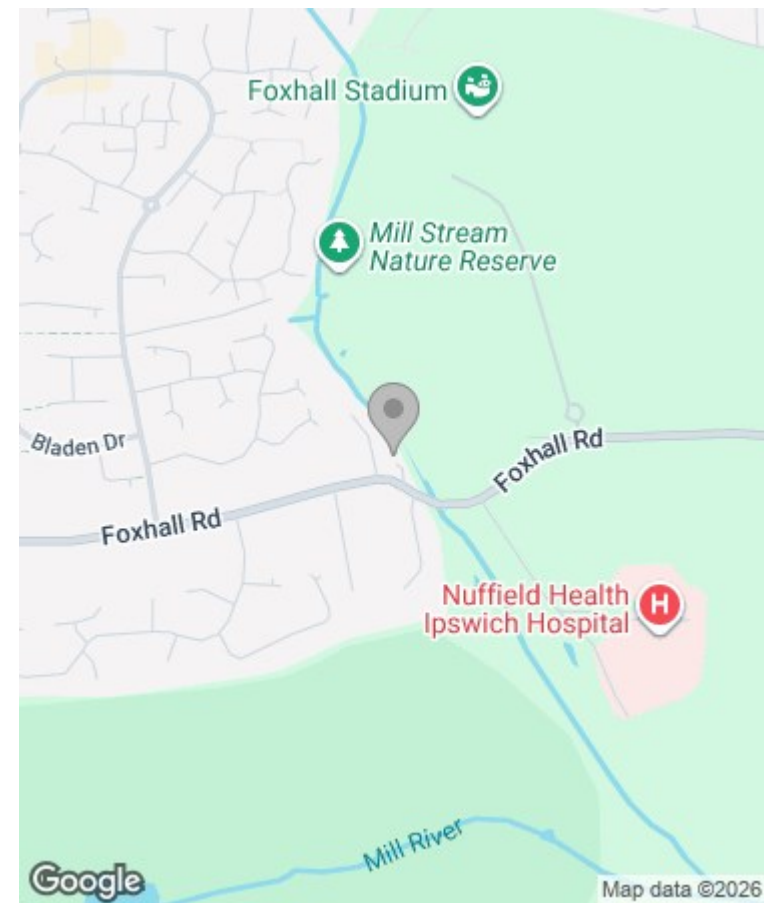


TOTAL FLOOR AREA : 630 sq.ft. (58.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	