

# Foxhall



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## 527 Bramford Road

West Ipswich, IP1 5AU

Guide price £230,000



3



1



2



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## Front Garden

Block paved driveway suitable for three vehicles to park, access to front door and double vehicular gates to the rear garden.

## Lounge

11' x 11' (3.35m x 3.35m)

Coving, spotlights, smoke alarm, radiator, double glazed bay window, carpet flooring, cupboard housing the fuse board, door to the kitchen / diner.

## Kitchen / Diner

13'9 x 10'9 (4.19m x 3.28m)

Stairs up to the first floor, Newly installed and comprising of wall and base units and cupboards and drawers under and work-surfaces over, asterite single drainer sink bowl with directional mixer tap over, splash-back tiling, full height fridge / freezer to stay, integral dishwasher, Indesit oven, hob and extractor, spotlights, coving, smoke alarm, radiator and laminate flooring, door to shower room and double glazed French doors to the rear garden and double glazed single front door to side. Hatch to cellar / office.

## Shower Room

10'2 x 5'7 (3.10m x 1.70m)

Newly installed large walk in shower cubicle with hand held shower and rainfall shower head, vanity wash hand basin, low flush W.C., cupboard housing the new Vokera boiler, cupboard housing the Logik washing machine to stay, tiled floors, splash-back tiling, heated towel rail, double glazed obscure window to the rear and double glazed obscure window to side, spotlights and extractor.

## Cellar / Office

13'4 x 10'7 (4.06m x 3.23m)

Newly tanked, plastered, decorated and has radiator, power and light.

## Landing

Doors to bedroom one and two, spotlights and access to the loft.

## Bedroom One

11'7 x 10'11 (3.53m x 3.33m)

Double glazed window to the front, carpet flooring, radiator, spotlights and built in cupboard over the stairs.

## Bedroom Two

11' x 10'7 (3.35m x 3.23m)

Double glazed window to rear, radiator, carpet flooring, spotlights and door to bedroom three.

## Bedroom Three

10' x 5'6 (3.05m x 1.68m)

Double glazed window to rear, radiator, spotlights and carpet flooring.

## Rear Garden

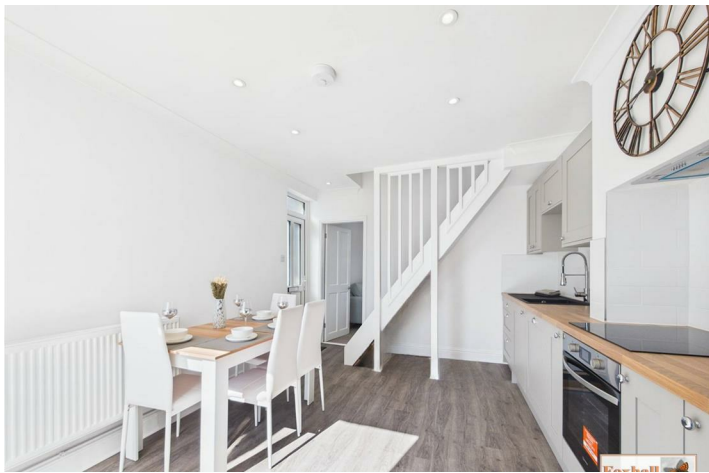
22'11" x 72" (6.99m x 21.95m)

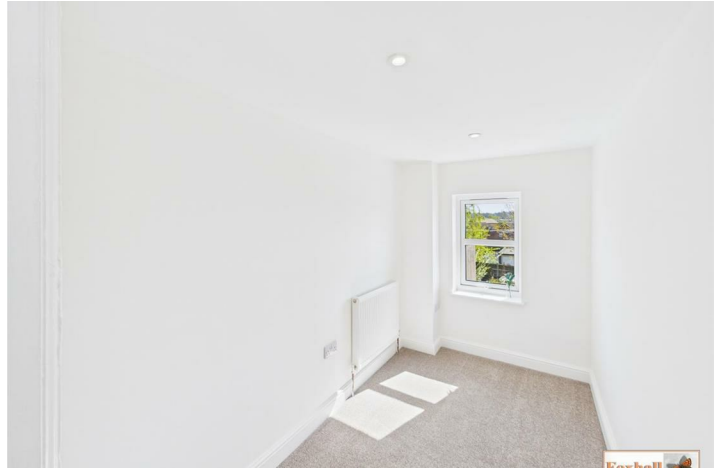
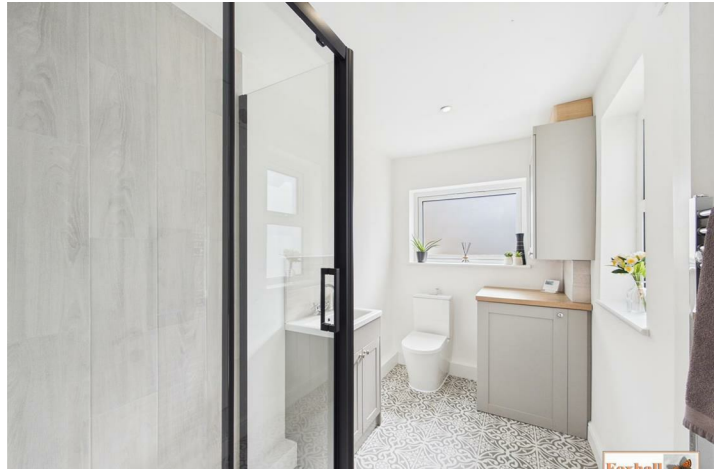
Large block paved patio area suitable for alfresco dining, pathway to rear, fully enclosed rear garden. (There is rear vehicular access to the property so if more parking is needed the back fence can be moved to allow two further parking spaces. Outside tap. Substantial double vehicular wooden gates to front.

## Agents Notes

Tenure - Freehold

Council Tax Band - B







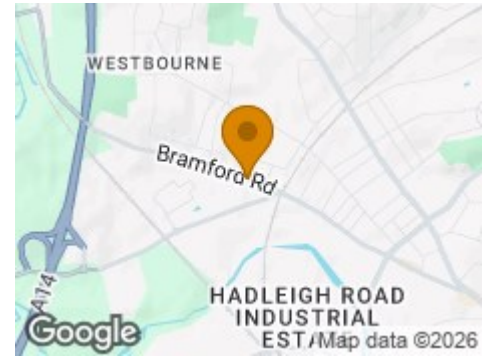
## Road Map



## Hybrid Map



## Terrain Map



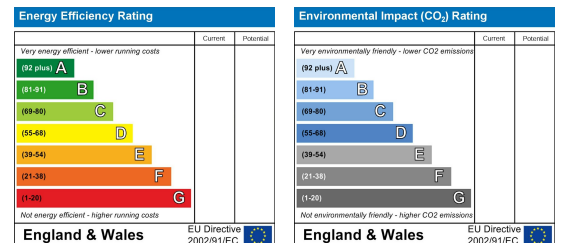
## Floor Plan



## 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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