

Foxhall



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Kinross Road

East Ipswich, IP4 3PL

Asking price £260,000



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Front Garden

Enclosed to half height brick wall, the front garden is laid to a mixture of patio slab and hardstanding with a mature flower and shrub border and vehicular access to the side of the property to the garage.

Entrance Porch

Front aspect UPVC frosted double glazed door into the entrance porch, tiled flooring and door into the entrance hallway.

Entrance Hallway

Doors to both bedrooms, lounge, kitchen and bathroom. Built-in storage cupboard, radiator and carpeted flooring.

Lounge

13'9" x 12'6" (4.19m x 3.81m)

Rear aspect sliding patio doors into the garden, side aspect double glazed window, gas fire, radiator, serving hatch into the kitchen and carpeted flooring.

Kitchen

12'5" x 7'10" (3.78m x 2.39m)

Base and eye-level units, rolled edged worktops, integrated stainless steel sink and drainer, freestanding fridge freezer, under counter washing machine, under counter tumble dryer, freestanding gas oven and hob, wall mounted Vaillant combi boiler, serving hatch into the lounge, rear and side aspect double glazed windows, rear aspect UPVC frosted double glazed door to the garden and lino flooring.

Bedroom One

11'3" x 11'1" (3.43m x 3.38m)

Front aspect double glazed window, radiator and carpeted flooring.

Bedroom Two

11'6" x 10'10" (3.51m x 3.30m)

Front aspect double glazed bay window, side aspect double glazed window, radiator and carpeted flooring.

Bathroom

7'3" x 5'4" (2.21m x 1.63m)

Panel bath with stainless steel mixer taps, riser and handheld shower attachment, low-level W.C., pedestal hand wash basin, tiled walls, side aspect frosted double glazed window, radiator and laminate flooring.

Rear Garden

Enclosed to panel fencing the rear garden is split between lawn and patio/gravel areas with a number of mature shrubs and flower bed borders, pedestrian access into the garage and gated side access through to the driveway.

Garage

19'6" x 8'2" (5.94m x 2.49m)

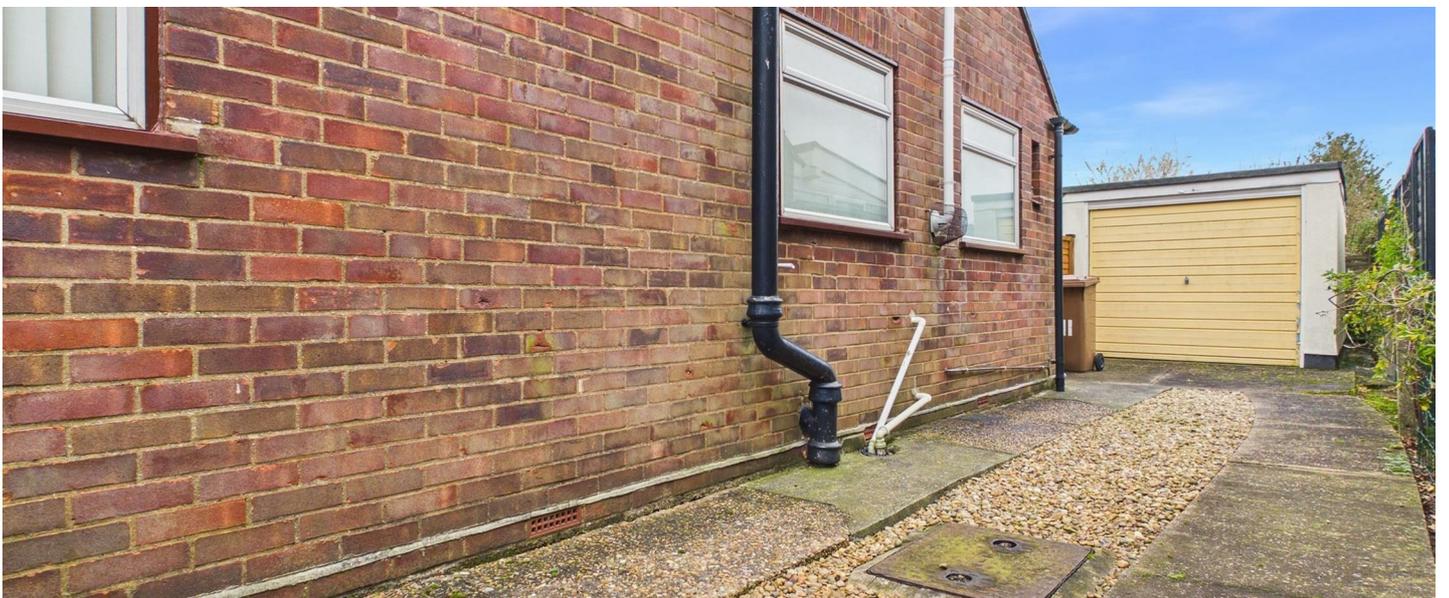
Up and over door to the front, pedestrian door to the side with power and light.

Agents Notes

Tenure - Freehold
Council Tax Band - C

In 2006/2007 an insurance claim was made due to the outflow pipe being fractured and disturbing the soil below. This was repaired by the insurer and then monitored, under a subsidence claim.





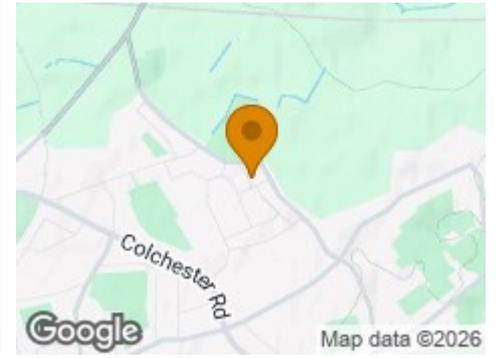
Road Map



Hybrid Map



Terrain Map



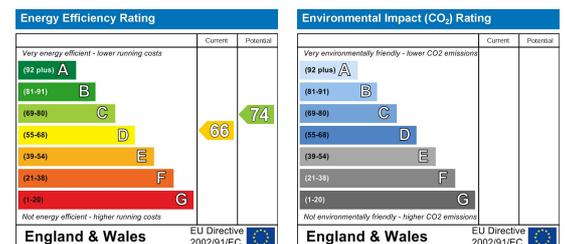
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.