

# Foxhall



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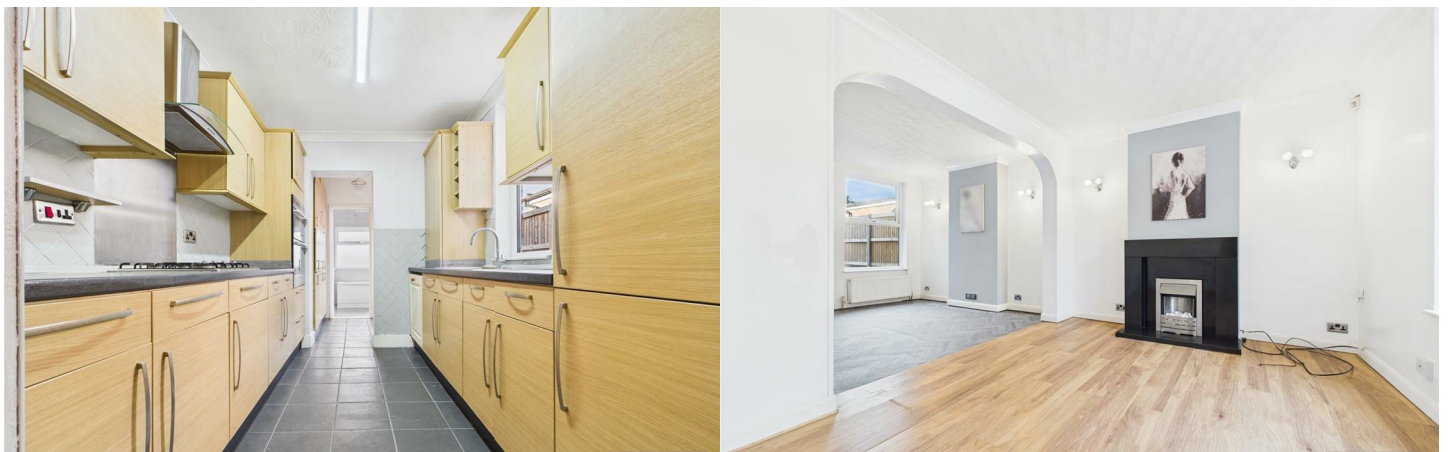
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## Orwell Road

East Ipswich, IP3 8HZ

Price £200,000





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## Front Garden

Mainly made up of paving slabs, giving you access to the entrance porch via a short step up giving you plenty of space to house the bins.

## Entrance Porch

Entry via a double glazed obscure window to the front with a double glazed windows facing the front and side, laminate flooring, radiator and an internal door to the lounge/diner.

## Lounge/Diner

21'9" x 13'3" (6.63m x 4.04m)

Double glazed window facing the front, coving, radiator, laminate flooring, gas fire and the archway opening into the dining area. In the dining area is a double glazed window facing the rear, access to the stairs with an understairs storage cupboard, lino flooring, wall lights, radiator, coving and the entrance to the kitchen.

## Kitchen

9'10" x 7'11" (3.00m x 2.41m)

Double glazed window facing the side, wall and base fitted units with cupboards and drawers, wine shelf, cupboard housing the wall mounted combi Vaillant boiler, double built-in oven with a grill function, gas hob and a cooker hood above with a stainless steel splash-back, integrated fridge and freezer, stainless steel 1 1/2 sink bowl and drainer unit with a mixer tap over. space for a dishwasher, tiled splash-back, coving, tiled flooring and the open entrance into the utility space/lobby.

## Utility Space / Lobby

7'9" x 5'0" (2.36m x 1.52m)

Has plenty of storage including a integrated fridge, tiled flooring, radiator, plumbing for a washing machine, a double glazed UPVC door to the side going out into the rear garden and a door into the bathroom.

## Bathroom

7'11" x 5'8" (2.41m x 1.73m)

Double glazed obscure window facing the rear, extractor fan, spotlights, stainless steel towel rail, low-flush W.C., vanity wash hand basin with a mixer tap over, panel bath with a mixer tap and a shower over with a waterfall attachment and half-tiled walls and flooring.

## Landing

Access to the loft, coving and doors to bedrooms one, two and three.

## Bedroom One

12'9" x 10'3" (3.89m x 3.12m)

Two double glazed windows to the front, coving, wall lights, laminate flooring and a radiator.

## Bedroom Two

11'0" x 8'6" (3.35m x 2.59m)

Double glazed window facing the rear, coving, laminate flooring and a radiator.

## Bedroom Three

9'11" x 7'11" (3.02m x 2.41m)

Double glazed window facing the rear, coving, laminate flooring and a radiator.

## Rear Garden

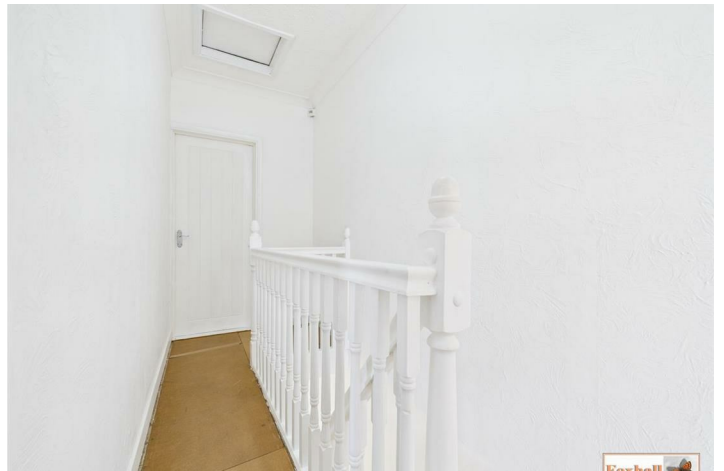
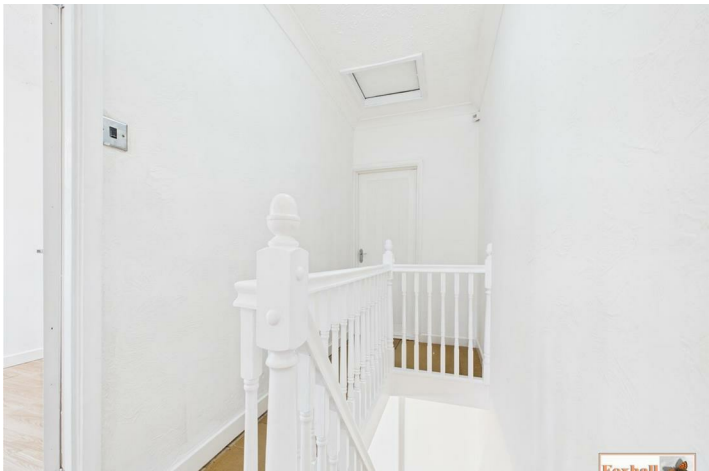
Low maintenance north westerly facing rear garden with a patioed pathway, mostly laid with artificial grass giving you access to a shed, a rear gate to a passageway, outside tap and fully enclosed via panel fencing.

## Agents Notes

Tenure - Freehold

Council Tax Band - B









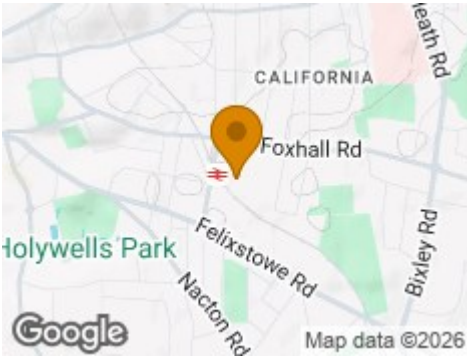
Road Map



Hybrid Map



Terrain Map



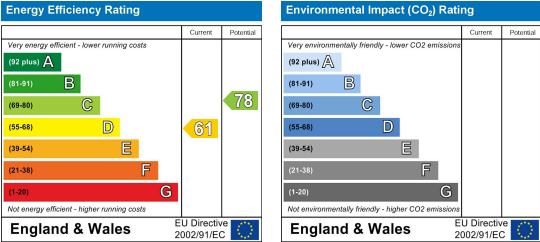
Floor Plan



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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