

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



Cambridge Road

Kesgrave Kesgrave, IP5 1EW

Price £385,000



Cambridge Road

Kesgrave Kesgrave, IP5 1EW

Price £385,000



Front Garden

Enclosed by picket style fencing with neat lawned area and heather border. There is an excellent size driveway providing off-road parking for several cars with gate leading into the rear and the brick built garage with a window to the rear and a personal door into the garden.

Entrance Hallway

Obscure double glazed leaded light style entrance door into entrance hall, radiator, and doors to all bedrooms, lounge, bathroom and the kitchen.

Lounge / Dining Room

17'10" x 11'6" / 10'0" x 9'7" (5.44 x 3.53 / 3.07 x 2.93)

Adam style fire surround, radiator, double glazed French style doors to the rear and through to the dining area which has a radiator.

Kitchen

15'6" x 10'11" (4.74 x 3.35)

Comprises 1 1/4 bowl single drainer stainless steel sink unit with a mixer tap, wooden worksurfaces with drawers and cupboards under, double glazed window to side and rear, downlighters, radiator and double glazed French style doors to outside.

Bedroom One

11'0" x 10'1" (3.36 x 3.09)

Double glazed window to front, radiator and coved ceiling.

Bedroom Two

10'7" x 10'1" (3.23 x 3.09)

Double glazed window to front, radiator and coved ceiling.

Bedroom Three

Double glazed window to side, radiator and wardrobe area.

Bathroom

Panel bath with a mixer tap and shower attachment over, independent shower cubicle, pedestal wash hand basin, low-level W.C., heated towel rail, obscure double glazed window to side and downlighters.

Rear Garden

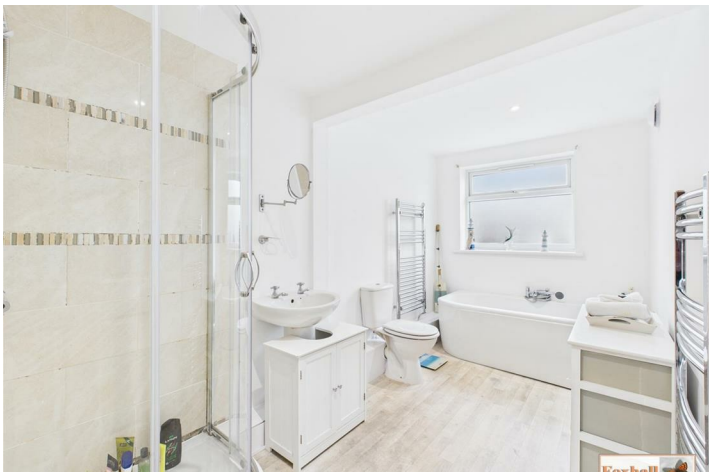
As previously mentioned is easterly facing enclosed by timber fencing, mainly laid to lawn with borders to the sides and a vegetable area. Please note we understand from our client the right hand boundary in the rear garden is in line with the metal posts beyond the garage and not where the current fencing is.

Agents Notes

Tenure - Freehold

Council Tax Band - B







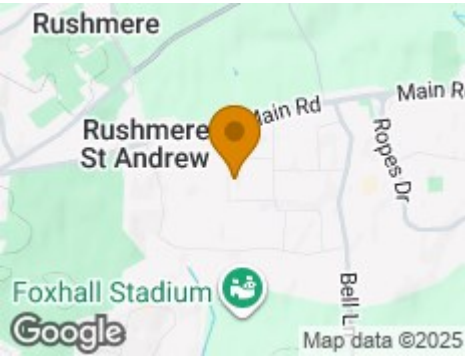
Road Map



Hybrid Map



Terrain Map



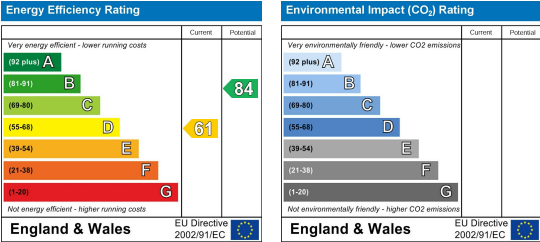
Floor Plan



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



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.