

# Foxhall



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## Segger View

Kesgrave, Ipswich, IP5 2BG

Price £170,000



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## Communal Parking

There is allocated parking space with pathway leading up to the communal Entrance.

## Communal Entrance

Accessed via a security communal entrance door with stairs leading to the first floor.

## Entrance Hall

Access via a entrance door, security entrance phone, wood effect flooring, radiator, smooth ceiling, airing cupboard housing Potterton Power max HE boiler and further doors giving access to:-

## Lounge

13'9" x 12'10" (4.19m x 3.91m)

UPVC windows to front, two radiators, smooth ceiling, cream carpet flooring and television, telephone and satellite tv points.

## Kitchen

10'3" x 8'2" (3.12m x 2.49m)

UPVC double glazed window to the rear overlooking the communal gardens and woodlands area, single drainer stainless steel sink with a mixer tap inset in a roll edge worksurface with cupboards and drawers under and matching above, wood effect flooring, radiator, smooth ceiling with spotlighting, tiled splash-backs, built in four burner gas hob, built-in oven, space for a fridge freezer and space and plumbing for a washing machine.

## Bedroom One

9'11" x 8'10" (3.02m x 2.69m)

UPVC double glazed double doors leading to a Juliet balcony, radiator, smooth ceiling, range of built-in wardrobes, television point and door giving access to the en-suite.

## En-Suite

5'8" x 5'1" (1.73m x 1.55m)

Fully tiled shower cubicle with rainfall shower head, vanity wash hand basin with a mixer tap, low-level W.C., radiator, part tiled walls, smooth ceiling, extractor fan, spotlights and vinyl flooring.

## Bedroom Two

9'0" x 8'3" (2.74m x 2.51m)

UPVC double glazed window to rear with views over communal garden and woodland area, radiator, smooth ceiling and cream carpet flooring.

## Bathroom

8'2" x 5'2" (2.49m x 1.57m)

Luxury bathroom suite UPVC double glazed window to rear, enclosed W.C., double ended bath with a mixer tap, vanity wash hand basin with a mixer tap, tiled flooring, part tiled walls, chrome heated towel rail, smooth ceiling with extractor fan.

## Communal Gardens

To the rear of the property there is an enclosed communal garden which is laid to lawn and a rear access to the woodland area.

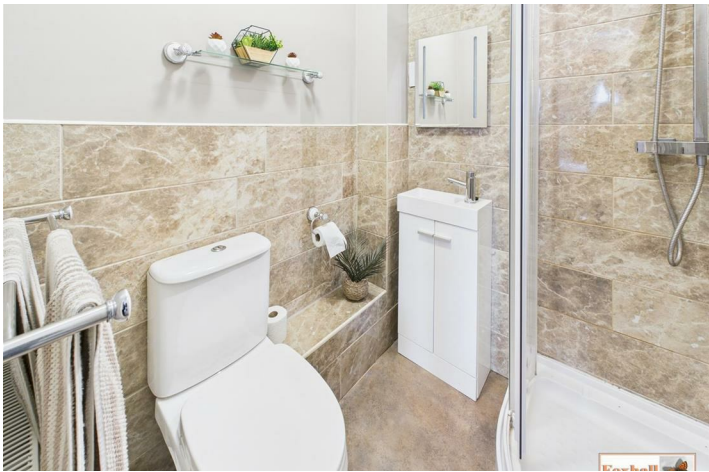
## Agents Notes

Tenure - Leasehold - 103 years left on lease. Service Charge - £138.50 pcm. Ground Rent £300 pa. Council Tax Band - B











Road Map



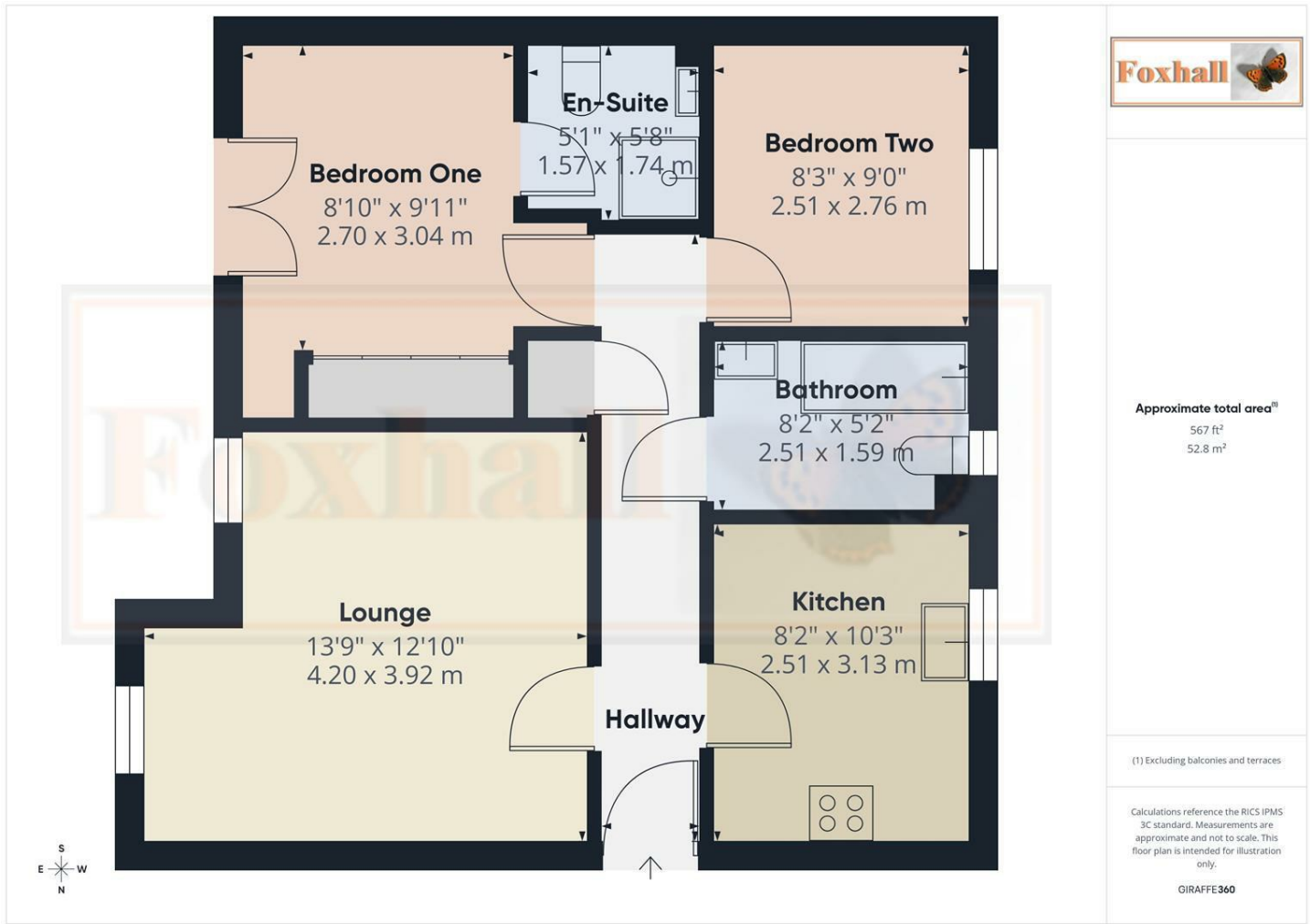
Hybrid Map



Terrain Map



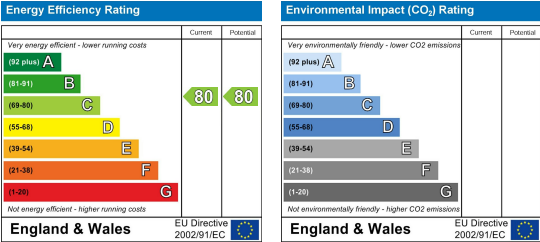
Floor Plan



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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