

Foxhall



Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

01473 721133

info@foxhallestateagents.co.uk

Unit 4, Ropes Drive
Kesgrave IP5 2FU

01473 613296

www.foxhallestateagents.co.uk



Segger View

Kesgrave, Ipswich, IP5 2BG

Price £170,000



Segger View

Kesgrave, Ipswich, IP5 2BG

Price £170,000



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 spot lighting, 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.

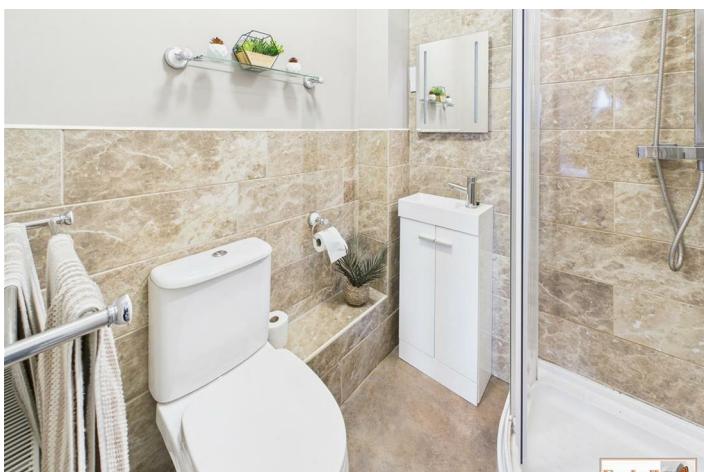
Agents Notes

Tenure - Leasehold - 103 years left on lease. Service

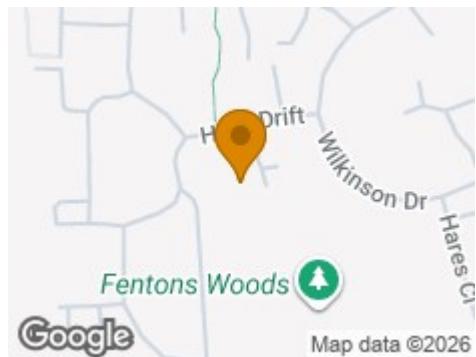
Charge - £138.50 pcm. Ground Rent £300 pa.

Council Tax Band - B





Road Map



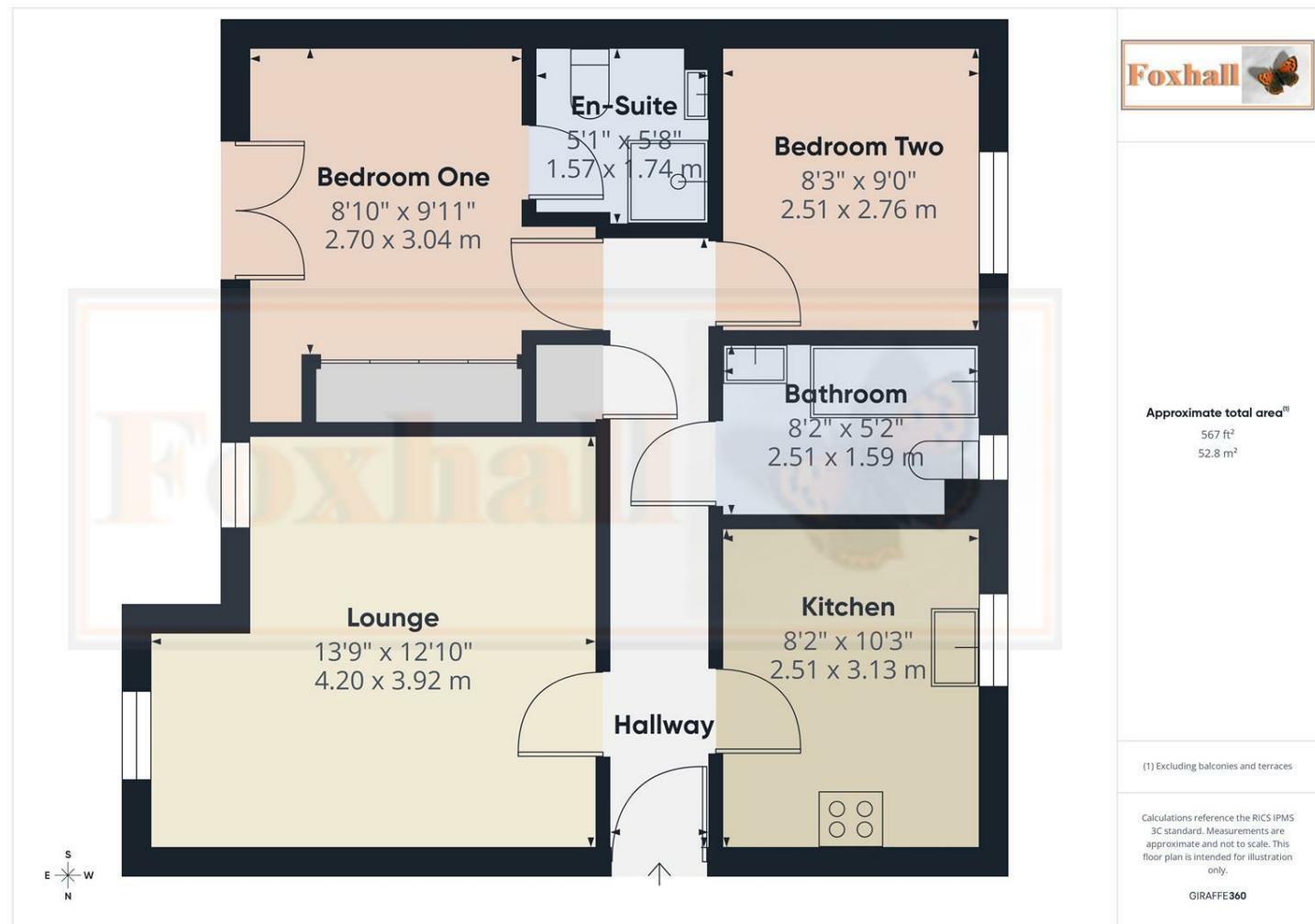
Hybrid Map



Terrain Map



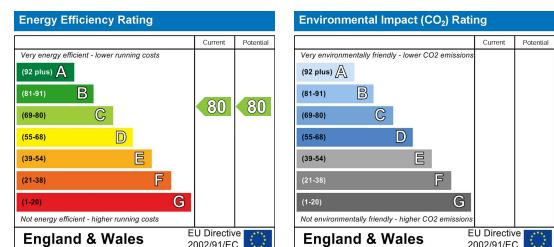
Floor Plan



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



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.