

Foxhall



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Bramford Road

West Ipswich, IP1 4AH

Price £200,000



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Front Garden

Partly enclosed via a mid height brick wall, mostly laid with shingle and stone and a pathway leading to the entrance porch.

Entrance Porch

Entry via a double glazed obscure door facing the front, tiled flooring, mid height dado rail and an internal single glazed door into the entrance hallway.

Entrance Hallway

Radiator, coving, stairs rising to the first floor, carpet flooring and a single glazed obscure door into the lounge/diner.

Lounge / Diner

22'3" x 9'11" (6.78m x 3.02m)

Two double glazed windows facing the front, double glazed window facing the rear, two radiators, mid height dado rail, coving and an archway through to the dining room which has under stairs storage area which is currently being hidden by a curtain, coving and a door into the kitchen/breakfast room.

Kitchen / Breakfast Room

21'0" x 7'11" (6.40m x 2.41m)

Double glazed window facing the side, double glazed window facing the rear, wall and base fitted units with cupboards and drawers, space for a single oven with a cooker hood above, stainless steel single sink bowl and drainer unit, wall mounted Worcester boiler, space for a tumble dryer, plumbing for a washing machine, radiator, space for a fridge freezer, tiled splash-back, tiled flooring, coving, space for a small breakfast table, obscure double glazed door going out to the garden and a couple of steps down to a door which leads to the bathroom.

Bathroom

6'7"3" x 6'9" (20.50m x 2.06m)

Double glazed obscure window facing the side, extractor fan, panel bath with mixer taps and a shower attachment and a curtain rail, heated towel rail, low-flush W.C., pedestal wash hand basin with hot and cold taps, half-tiled walls and splash-back, shaver point, light fitting and lino flooring.

Landing

Coving, access to the loft, storage cupboard over the stairs with built-in shelving with power and doors to bedrooms one, two and three.

Bedroom One

11'8" x 11'0" (3.56m x 3.35m)

Two double glazed windows facing the front, coving, built-in wardrobes and storage and a radiator.

Bedroom Two

10'9" x 9'0" (3.28m x 2.74m)

Double glazed window facing the rear and a radiator.

Bedroom Three

9'8" x 7'10" (2.95m x 2.39m)

Double glazed window facing the rear and a radiator.

Rear Garden

Fully enclosed south westerly facing rear garden, enclosed via panel fencing and a mid height brick wall, patio area partly enclosed via a low brick wall, artificial grass, flower bed and shingle borders and a rear gate offering access to the garage and parking.

Garage/Parking

Manual up and over door with a single glazed window facing the rear and a door to the side. There is off-road parking space in front potentially for two cars accessible via Riverside Road.

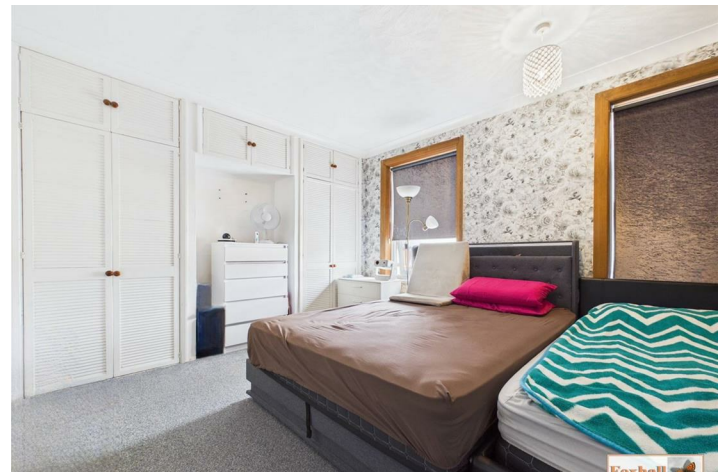
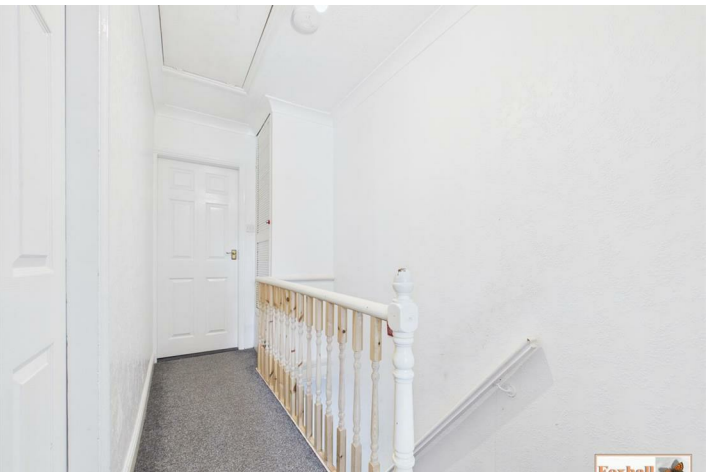
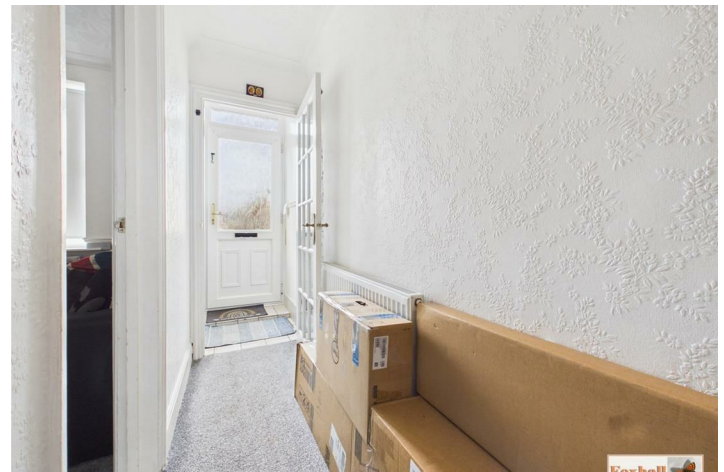
Agents Notes

Tenure - Freehold

Council Tax Band - B

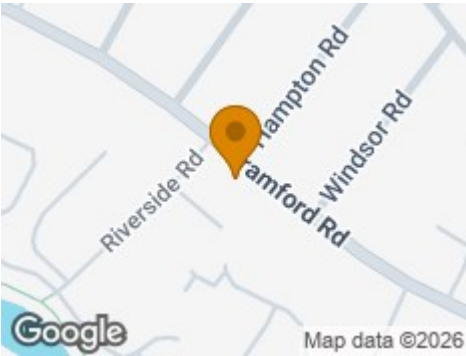
Damp Treatment course undertaken by Hyltreat in 2026 and installation of a French drain with a full guarantee.







Road Map



Hybrid Map



Terrain Map



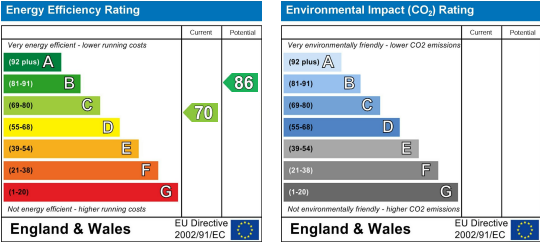
Floor Plan



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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