

# Foxhall



Estate Agents

625 Foxhall Road  
Ipswich IP3 8ND

Unit 4, Ropes Drive  
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

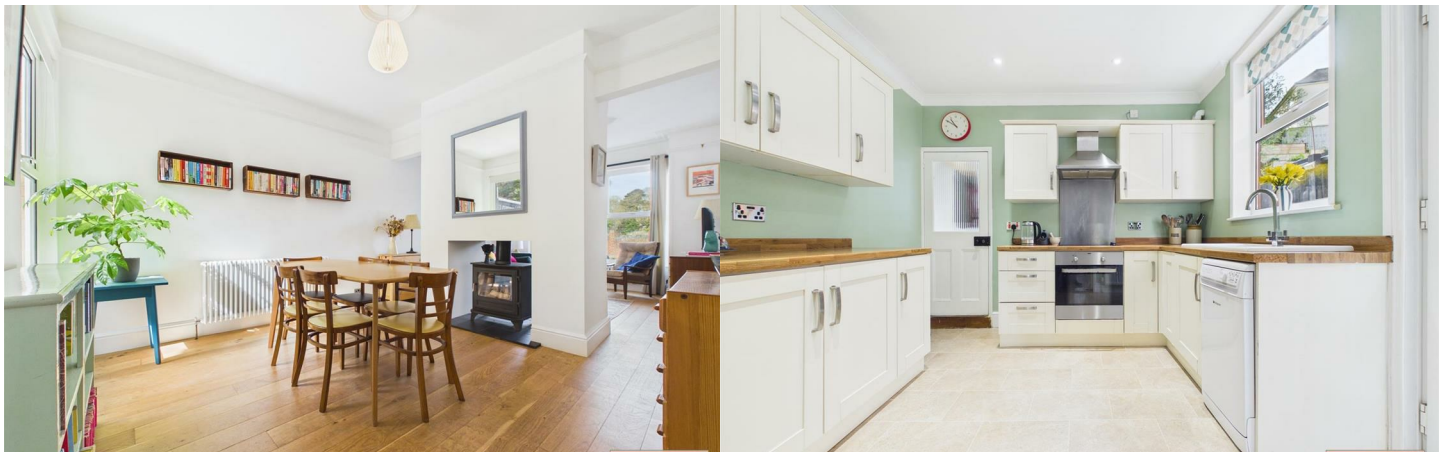
www.foxhallestateagents.co.uk



## Tokio Road

East Ipswich, IP4 5BE

Offers in excess of £270,000



# Tokio Road

East Ipswich, IP4 5BE

Offers in excess of £270,000



## Front Garden

Partly enclosed via a mid height brick wall, mostly laid to shingle with a Victorian terracota tiled pathway leading to the storm porch and front door. Access to the right hand side of the property which leads down to a gate to the rear garden.

## Entrance Hall

Entry via a double glazed obscure door facing the front with a double glazed obscure window above, hard wood flooring, Victorian style radiator, access to the stairs, feature character archway, original cornices and feature ceiling and access into the lounge / diner.

## Lounge / Diner

24'7 x 11'3 (7.49m x 3.43m)

Split into two rooms via a feature open chimney with inset wood-burner accessible on both sides on a tiled base.

Lounge: Two double glazed windows facing the front, Victorian style radiator, original cornices and high picture rails, ceiling rose with a feature around, wood flooring.

Diner: Double glazed window facing the rear, Victorian style radiator, under stairs cupboard, wood flooring, ceiling rose and a door into the kitchen.

## Kitchen

9'10 x 9'10 (3.00m x 3.00m)

Double glazed window facing the side, double glazed uPVC door to the side going out into the garden, radiator, coving, space for a fridge / freezer, spotlights, wall and base fitted units with cupboards and drawers, ceramic single sink bowl and drainer unit with mixer tap over, plumbing for a dishwasher, built in oven, an electric hob with a cooker-hood above and roll top

work-surfaces, USB charger sockets and a door into the utility room.

## Utility Room

6'5 x 4'10 (1.96m x 1.47m)

Double glazed window facing the rear, work-surface with space for a tumble dryer and plumbing for a washing machine and a wall mounted combi Valliant boiler. Radiator and door to the cloakroom W.C.

## Cloakroom W.C.

Double glazed obscure window to the side, wall mounted wash hand basin with a mixer tap, low flush W.C. and half cladded walls.

## Landing

Access to the loft, feature character archway, storage cupboard and doors to bedrooms one, two, three and the bathroom.

## Bedroom One

14'6 x 10'10 (4.42m x 3.30m)

Two double glazed windows to the front, Victorian style radiator, high picture rails and wood flooring.

## Bedroom Two

10'8 x 9'2 (3.25m x 2.79m)

Double glazed window to the rear, radiator, high picture rails and wood flooring.

## Bedroom Three

9'11 x 8' (3.02m x 2.44m)

Double glazed window to the rear, radiator, high picture rails and wood flooring.

## Bathroom

7' x 5'11 (2.13m x 1.80m)

Double glazed obscure window to the side, spotlights -

extractor fan, vanity unit consisting of a wall mounted wash hand basin with a mixer tap and a low flush W.C., panelled bath with hot and cold taps and a shower with a waterfall shower head inset into the wall, half tiled walls and splash-back and Victorian style radiator.

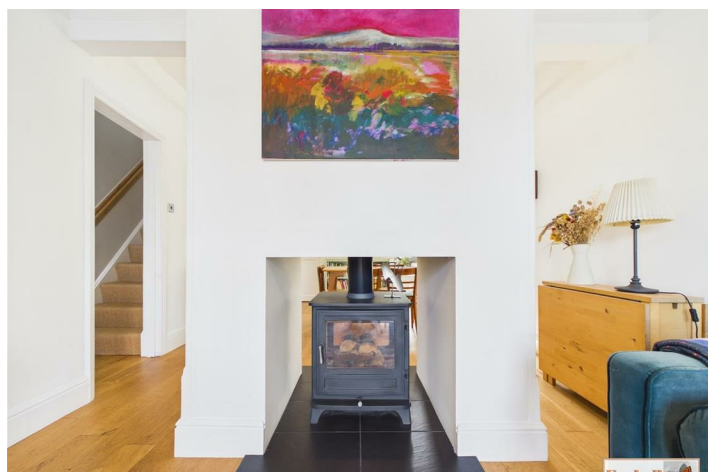
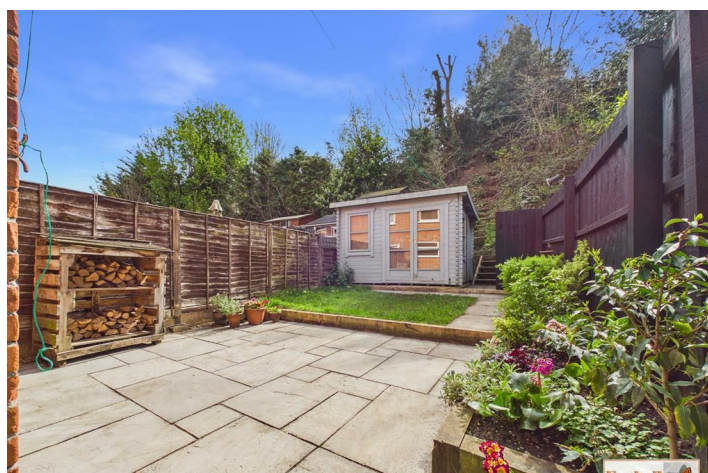
### Rear Garden

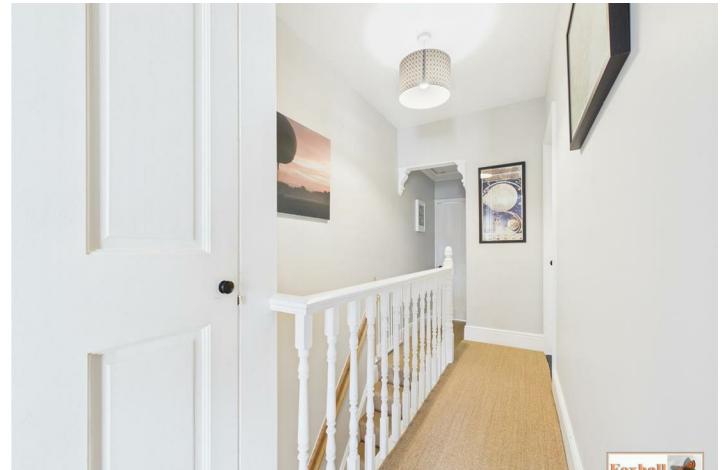
South easterly fully enclosed rear garden, which offers a large patio area, raised flower bed borders, laid to lawn with access to a summer house which has power and lighting. Outside tap, outside power socket and a gate to the side giving you access to the front of the property.

### Agents Notes

Tenure - Freehold

Council Tax Band - B







## Road Map



## Hybrid Map



## Terrain Map



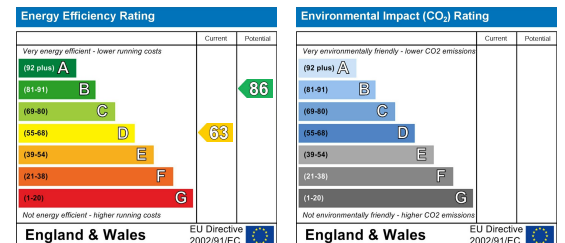
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.