

Foxhall



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Alston Road

East Ipswich, Ipswich, IP3 8EU

Offers in excess of £170,000



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NO ONWARD CHAIN - POPULAR EAST IPSWICH LOCATION - THREE BEDROOMS - LOUNGE/DINER - PORCH - WESTERLY FACING REAR GARDEN

*** Foxhall Estate Agents*** are delighted to offer for sale this three bedroom house situated on the ever popular East side of Ipswich. The property is located within the highly regarded Copleston High School and Rosehill Primary catchment areas (subject to availability) and is within walking distance of multiple shops, amenities and multiple parks.

The accommodation itself comprises of an entrance porch, open lounge/diner, kitchen and bathroom downstairs. Upstairs there is a landing with loft access and three bedrooms. The front garden is laid to block paving and to the rear there is a private Westerly facing rear garden.

The town of Ipswich offers a range of amenities including schools, university, independent and high street shops, hospital, theatres and cinemas, vast selection of restaurants & bars, beautiful parks such as the historic Christchurch Park and the popular Orwell Country Park as well as many more recreational and educational facilities.

The town centre houses the mainline railway station which provides direct links to London Liverpool Street (1 hour and ten minutes) and where you can also find the beautiful Ipswich Marina which has undergone extensive redevelopment over the years to create a wonderful vibrant waterfront which is lined with restaurants, cafes, galleries and shops.

Front Garden

Enclosed to half height brick wall, the front garden is laid to block paving with a path leading to the porch.

Porch

Front aspect UPVC frosted double glazed entrance door, side aspect double glazed window, carpet flooring and the door into the lounge.

Lounge

11'5" x 10'6" (3.48m x 3.20m)

Front aspect double glazed window, gas fire, radiator and carpeted flooring.

Dining Room

11'4" x 10'3" (3.45m x 3.12m)

Rear aspect double glazed window, stairs to the first floor, radiator and carpeted flooring.

Kitchen

8'3" x 6'4" (2.51m x 1.93m)

Base and eye-level units with rolled edge worktops, tiled splash-back, integrated stainless steel sink and drainer, space for a freestanding oven and hob, space for a washing machine, wall mounted Vaillant boiler, side aspect UPVC frosted double glazed door in to the garden, side aspect double glazed window, rear aspect door to the bathroom, radiator and laminate flooring.

Bathroom

7'1" x 5'6" (2.16m x 1.68m)

Panel bath with stainless steel taps and shower with tiled splash-backs and glass shower screen, pedestal hand wash basin, low-level W.C., radiator, side aspect frosted double glazed window and laminate flooring.

Landing

Doors to all bedrooms, radiator, loft access and carpeted flooring.

Bedroom One

11'5" x 10'7" (3.48m x 3.23m)

Front aspect double glazed window, radiator and carpeted flooring.

Bedroom Two

10'7" x 6'7" (3.23m x 2.01m)

Rear aspect double glazed window, radiator and carpeted flooring.

Bedroom Three

8'4" x 6'6" (2.54m x 1.98m)

Rear aspect double glazed window, radiator and carpeted flooring.

Rear Garden

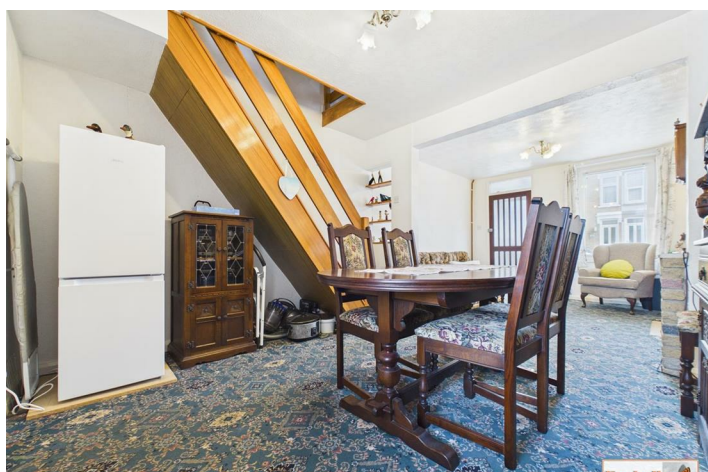
Enclosed by panel fencing, mainly laid to lawn with hardstanding seating area and path leading to the rear with a wooden storage shed and gated side access.

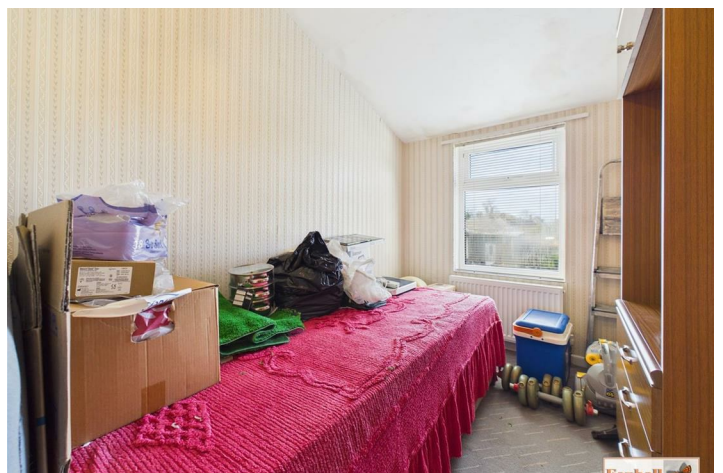
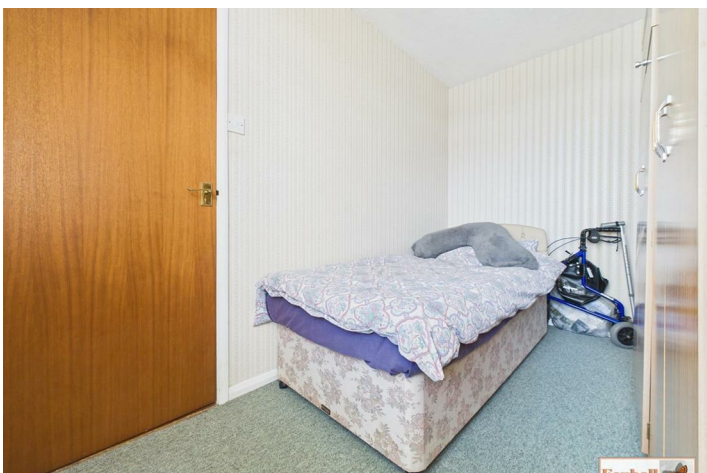
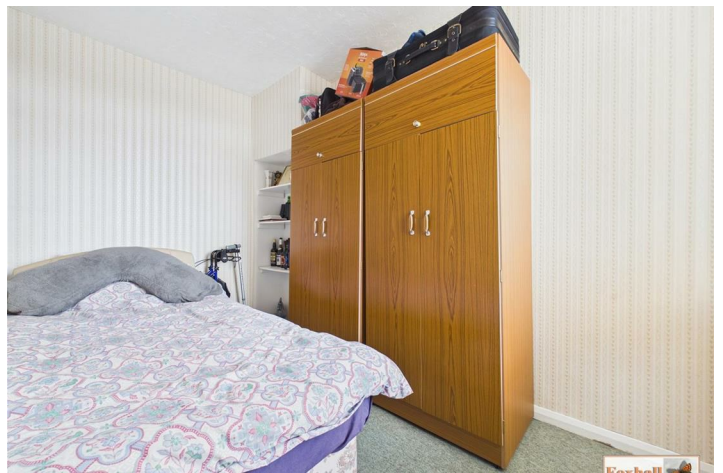
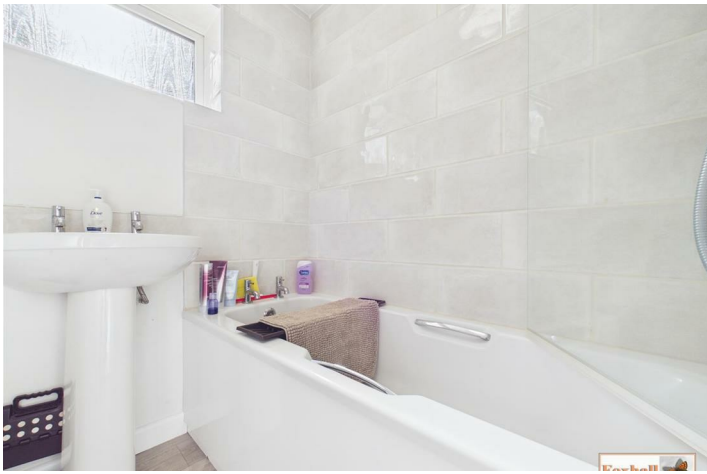
Agents Notes

Tenure - Freehold

Council Tax Band - B

The rear garden has a pedestrian right of access across the garden for neighbouring properties.







Road Map



Hybrid Map



Terrain Map



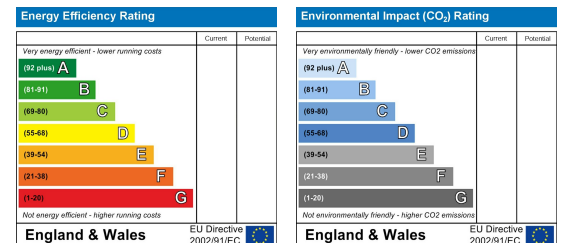
Floor Plan



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.