

# Foxhall



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## Parliament Road

East Ipswich, Ipswich, IP4 5ET

Asking price £220,000



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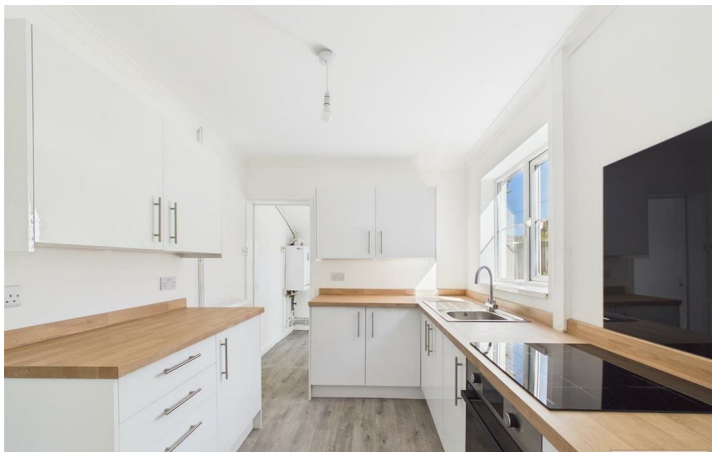
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# Parliament Road

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Asking price £220,000



## Front Garden

Small front garden enclosed by a brick wall with a dropped kerb giving access to the driveway at the side of the property along with a lawned area and a gate into the rear garden.

## Lounge / Diner

23'5 x 12'3 (7.14m x 3.73m)

Obscure double glazed entrance door into the lounge/diner, double glazed window to front, radiators to the front, stairs off, radiator to the rear, double glazed window to the rear, coved ceiling, new carpet and door to the kitchen.

## Kitchen

9'6 x 8' (2.90m x 2.44m)

Comprising single drainer stainless steel sink unit with a mixer tap and cupboards under, worksurface with drawers, cupboards under and wall mounted cupboards over, under counter oven with induction hob over, double glazed window to side, coved ceiling, radiator and door through to the utility room.

## Utility Room

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

Wall mounted Baxi boiler, radiator, double glazed window to the side and rear, plumbing for washing machine and double glazed door to outside.

## Landing

Access to loft with loft ladder, cupboard over stairs housing the fuse board and doors to all bedrooms and the bathroom.

## Bedroom One

12'3 x 11'4 (3.73m x 3.45m)

Two double glazed windows to the front and a radiator.

## Bedroom Two

11'9 x 7'5 (3.58m x 2.26m)

Double glazed window to the rear, coved ceiling and a radiator.

## Bathroom

9'6 x 8'1 (2.90m x 2.46m)

Obscured double glazed window to the rear, panel bath with a mixer tap and a shower over, pedestal wash hand basin, low level W.C., heated towel rail.

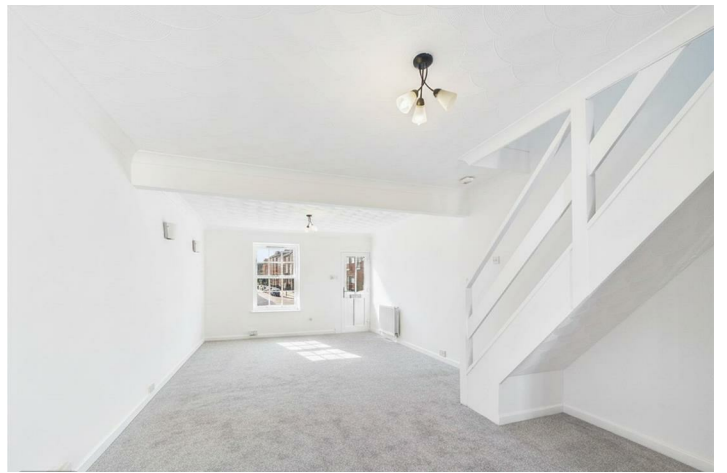
## Rear Garden

Enclosed by timber fencing, mainly laid to lawn with mature trees to the rear benefitting from an easterly aspect.

## Agents Notes

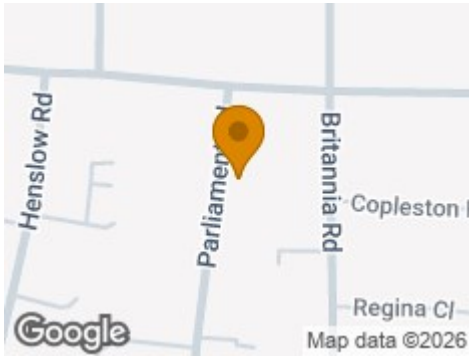
Tenure - Freehold

Council Tax Band - B





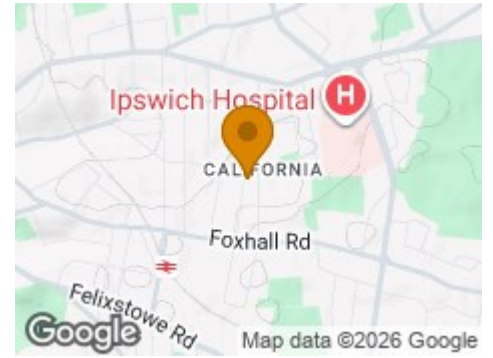
## Road Map



## Hybrid Map



## Terrain Map



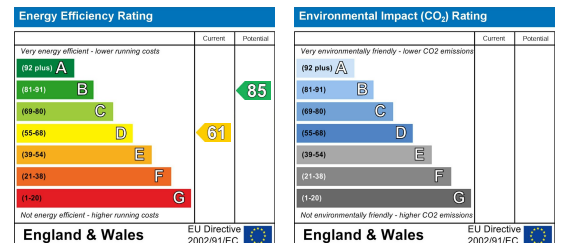
## Floor Plan



## 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



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