

Foxhall



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St. Aubyns Road

East Ipswich, IP4 5AR

Offers Over £325,000



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Front Garden

Enclosed to a mixture of half height brick wall and fencing, the front garden is mainly laid to lawn with off-road parking for multiple vehicles, storm porch and a front aspect door into the house.

Entrance Hallway

Doors to the lounge, dining room, kitchen and downstairs W.C., stairs to the first floor, radiator and wood flooring.

Lounge

11'5" x 11'3" (3.49 x 3.45)

Front aspect bay window with built-in shutters, radiator and wood flooring.

Dining Room

11'10" x 10'8" (3.61 x 3.27)

Fireplace with feature brick chimney breast, rear aspect French doors to the kitchen / dining / living space, radiator and wood flooring.

Kitchen / Dining / Living space

17'9" x 9'7" (5.41m x 2.92m)

Base and eye-level units with rolled edge worktops and tiled splash-back, integrated electric oven and grill, integrated electric hob with extractor over, integrated 1 1/2 bowl stainless steel sink and drainer, space for a washing machine, space for a fridge freezer, rear aspect double glazed French doors into the garden, rear aspect double glazed window, two side aspect double glazed windows, Velux style roof light, spotlights, tiled flooring and double French style doors into the dining room.

Downstairs W.C.

Low-level W.C., wall mounted hand wash basin, heated towel rail, side aspect frosted double glazed window, tiled walls and tiled flooring.

Landing

Doors to all bedrooms, the bathroom and separate W.C., side aspect frosted double glazed window, loft access and carpeted flooring.

Bedroom One

11'5" x 11'4" (3.50 x 3.46)

Front aspect double glazed bay window with built-in shutters, radiator and carpeted flooring.

Bedroom Two

11'11" x 10'8" (3.64 x 3.26)

Rear aspect double glazed window, radiator and carpeted flooring.

Bedroom Three

8'3" x 6'2" (2.52 x 1.89)

Front aspect double glazed window, radiator and carpeted flooring.

Bathroom

6'11" x 5'10" (2.12 x 1.79)

Panel bath with stainless steel mixer taps, handheld and rainfall shower attachments, pedestal wash hand basin, towel rail, cupboard housing the Vaillant boiler, side and rear aspect frosted double glazed windows, tiled walls and tiled flooring.

Separate W.C.

Low-level W.C., side aspect double glazed frosted window, tiled walls, tiled flooring.

Rear Garden

Enclosed to fencing, the South facing rear garden is mainly laid to lawn with a patio seated area, outside tap, outside socket, garage and gated side access round to the front of the property.

Garage

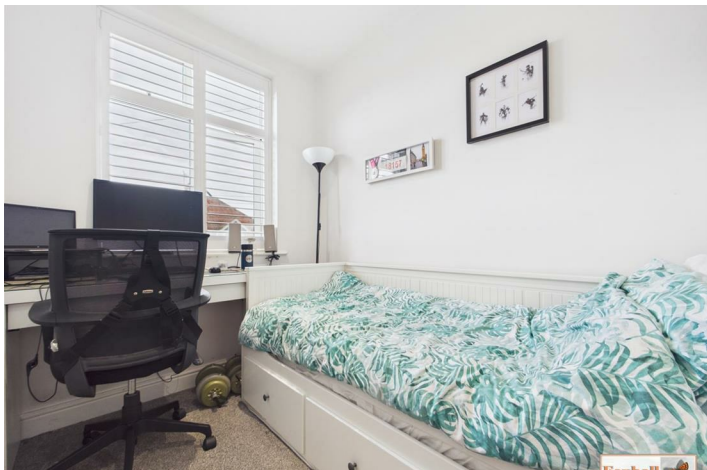
Detached garage with double doors to the front, power and light.

Agents Notes

Tenure - Freehold

Council Tax Band - C







Road Map



Hybrid Map



Terrain Map



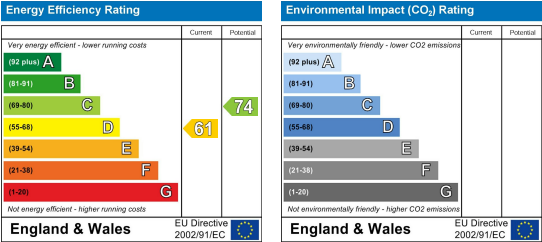
Floor Plan



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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