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

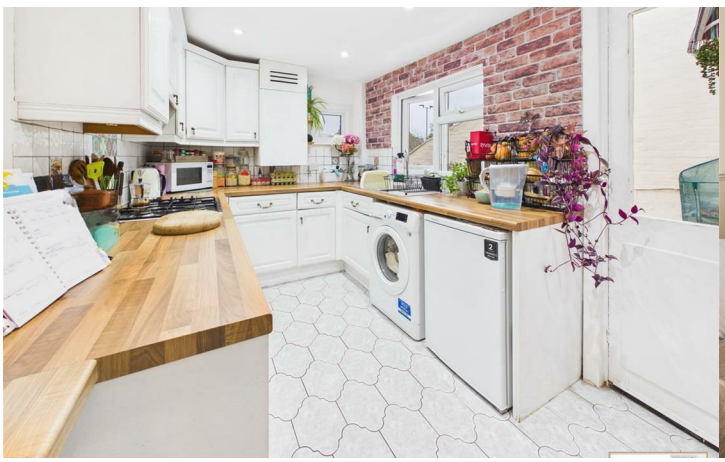


Cobbold Street

Close to Town Centre, Ipswich, IP4 2DN

Price £217,500

2 | 1 | 2 | E





Cobbold Street

Close to Town Centre, Ipswich, IP4 2DN

Price £217,500





Front Garden
The front garden is enclosed by a brick wall with a tiled pathway to the entrance door.

Entrance Hallway
Accessed via a UPVC double glazed wood effect entrance door, radiator, stairs rising to the first floor, smooth cove ceiling, wood effect flooring and doors giving access to.

Lounge
12'0" x 11'1" (3.66 x 3.39)
UPVC double glazed window to front, radiator, feature fireplace with tile inset and marble effect hearth with feature gas flame effect fire inset, wood effect flooring and smooth coved ceiling.

Dining Room
11'5" x 10'0" (3.49 x 3.05)
UPVC double glazed window to rear overlooking the garden, radiator wood effect flooring, smooth coved ceiling and double doors giving access to the lounge.

Kitchen
11'5" x 7'5" (3.48m x 2.26m)
UPVC double glazed windows to side and rear, door giving access to the rear garden, built in oven, built in hob, space for fridge, 1 1/2 stainless steel bowl sink with mixer tap inset in a rolled edge worksurface, with cupboards and drawers under and matching above, tiled splash-backs, space and plumbing for washing machine, space for freezer, tile effect flooring, breakfast, bar and cupboard housing wall mounted Baxi boiler.

Landing
Split level landing with carpeted flooring, airing cupboard with radiator, loft access with a retractable pull down ladder, original wood panels doors giving access to all rooms.

Bedroom One
13'0" x 11'5" (3.97 x 3.48)
Two UPVC double glazed windows to front, radiator, wood effect flooring, range of built-in wardrobes, smooth ceiling with ceiling fan light and two radiators.

Bedroom Two
11'9" x 8'1" (3.60 x 2.47)
UPVC double glazed window to rear, range of built-in slide wardrobes and storage, wood effect flooring, smooth coved ceiling and a radiator.

Bathroom
11'3" x 7'3" (3.44 x 2.21)
UPVC double glazed window to rear, low-level W.C., pedestal wash hand basin, panel bath with independent shower over, radiator, wood effect vinyl flooring, smooth ceiling and part tiled walls.

Garage
17'7" x 12'3" (5.38 x 3.74)
Accessed via Woodbridge Road via a little service road with power and lighting.

Cellar Hallway
Lighting, access to the electrics and access to the cellar.

Cellar
11'4" x 10'1" (3.47 x 3.08)
UPVC double glazed window to rear with power and lighting.

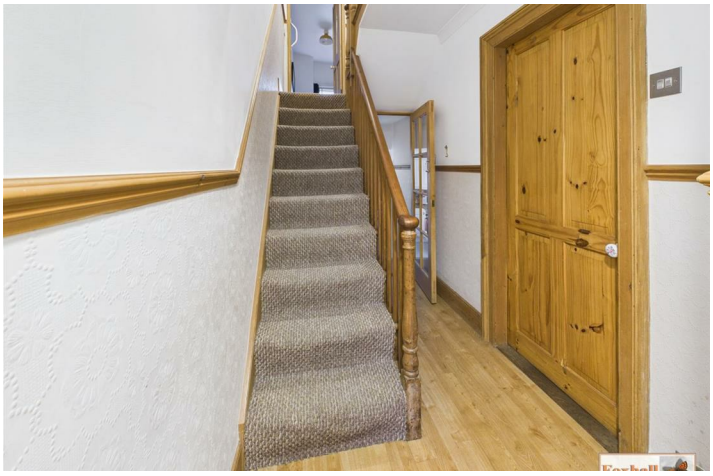
Rear Garden
Commences with a paved patio area, outdoor brick shed, outdoor lighting with the remainder laid to lawn with mature shrubs. To the rear of the garden there is a further patch area with pergola and access to garage /workshop.

Agents Notes

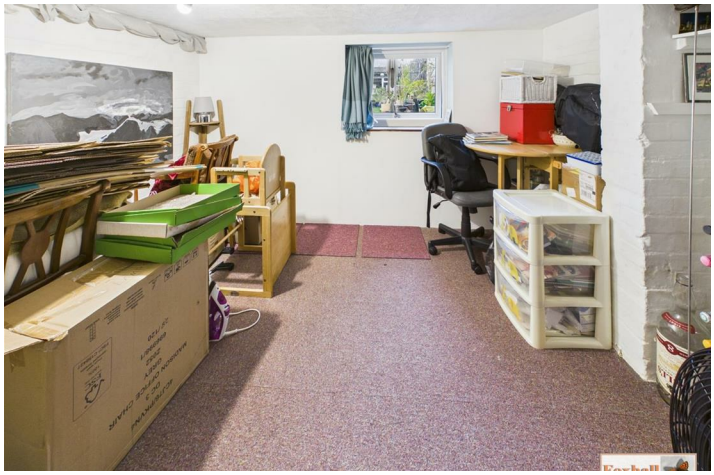
Tenure - Freehold
Council Tax Band - A



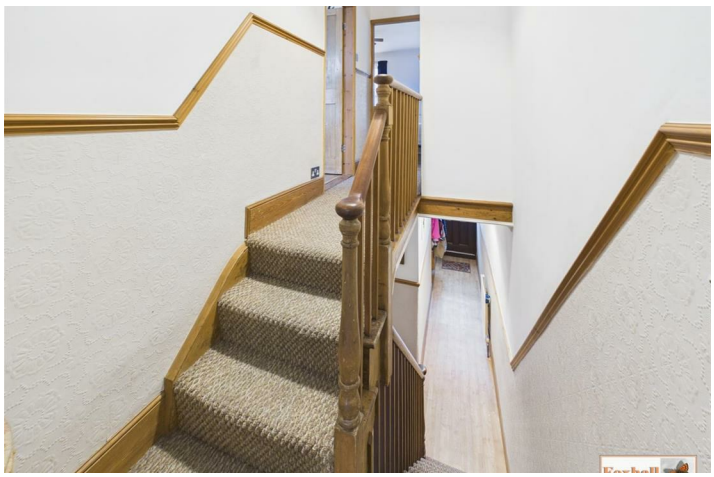


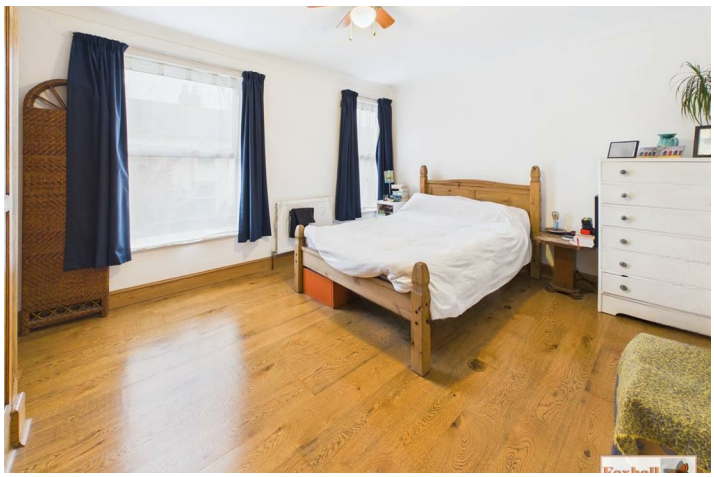







naked

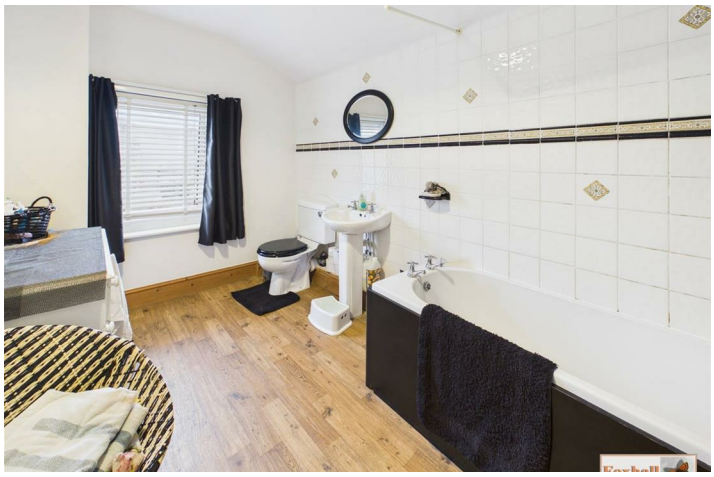


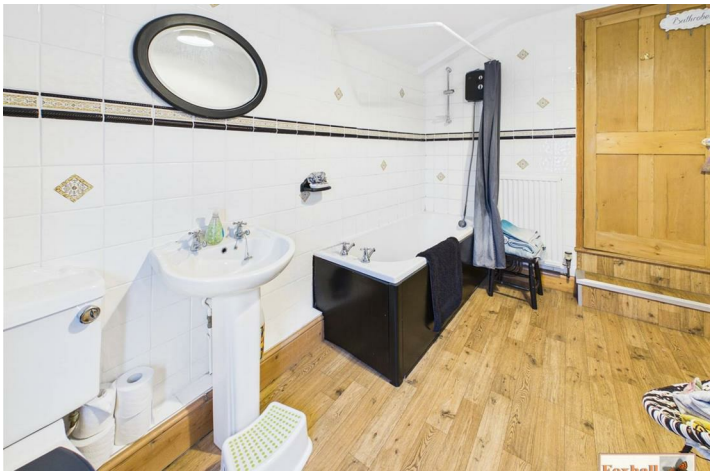


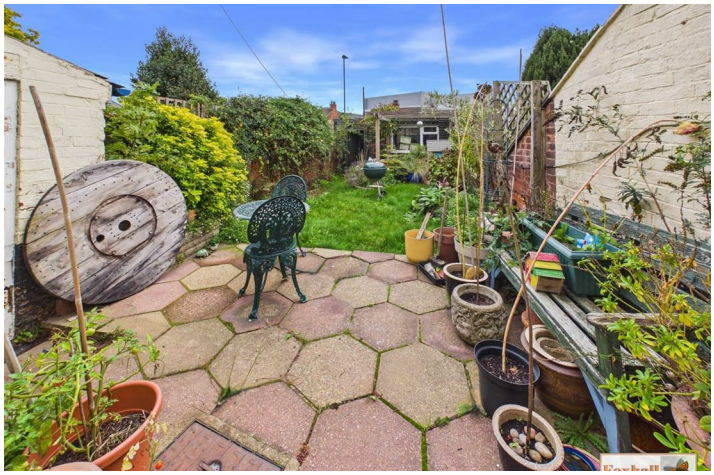










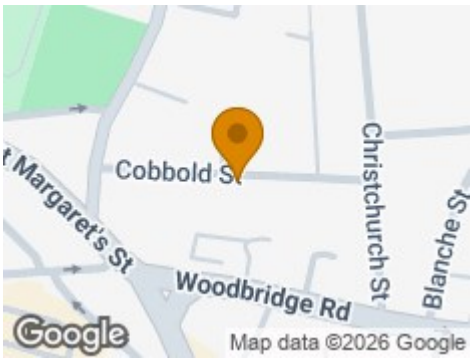







30
28
Foxhall

Road Map



Hybrid Map



Terrain Map



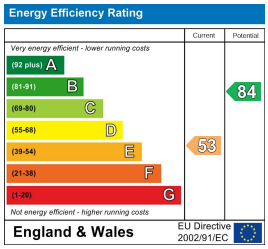
Floor Plan

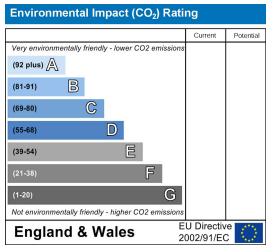


Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.