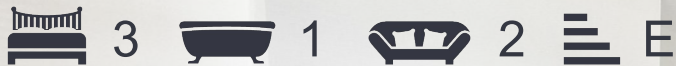




## Foxhall Road, Ipswich, Suffolk

### £290,000



GRACE ESTATE AGENTS are delighted to present this three bedroom semi-detached house situated on the east side of Ipswich, offering plenty of living space and off road parking.

The ground floor of the property comprises of an entrance hallway leading to a living room and a separate dining room. From the dining room there is access to a modern fitted kitchen, which in turn leads through to the ground floor bathroom. To the rear of the property, a conservatory is accessed via the back door and provides additional reception space with access to the rear garden.

On the first floor, there is a master bedroom to the front of the property, along with a further double bedroom and a single bedroom positioned to the rear.

Externally, the property benefits from a good-sized enclosed rear garden, with access leading to off-road parking at the rear for two vehicles.

- Three Bedroom Semi-Detached House
- Situated On The East Side Of Ipswich
- Desirable School Catchment Area
- Rear Parking For Two Vehicles
- Two Reception Rooms
- Enclosed Rear Garden
- Ground Floor Bathroom
- No Onward Chain

Offers in excess of £290,000

#### Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.



GROUND FLOOR  
503 sq ft (46.5 sq m) approx.

1ST FLOOR  
503 sq ft (46.5 sq m) approx.



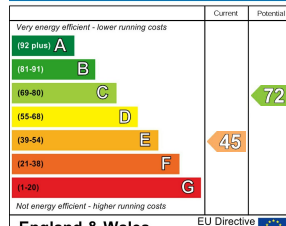
GRACE  
ESTATE AGENTS

TOTAL FLOOR AREA: 1006 sq ft (93.0 sq m) approx.

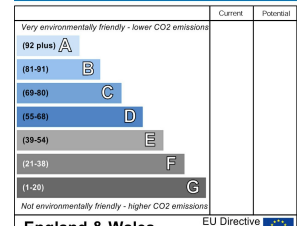
While every attempt has been made to ensure the accuracy of the figures contained herein, GRACE ESTATE AGENTS does not accept any liability for any errors or omissions. This plan is for guidance only and should not be used as a basis for any contractual agreement. The actual layout and dimensions should be taken from the approved planning permission. The actual layout and dimensions should be taken from the approved planning permission. The actual layout and dimensions should be taken from the approved planning permission.



Energy Efficiency Rating



Environmental Impact (CO<sub>2</sub>) Rating



England & Wales EU Directive 2002/91/EC

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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.