

Foxhall



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Sheldrake Drive

South / West, Ipswich, IP2 9NG

Offers in excess of £130,000



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Entrance Hallway

Front aspect double glazed window, radiator, stairs to the first floor.

Hallway

Side and rear aspect double glazed windows, doors to all rooms, loft access, radiator, laminate flooring.

Lounge

16'7" x 10'4" (5.06 x 3.17)

Side aspect double glazed window, doors to the kitchen and the hallway, laminate flooring, radiator.

Kitchen

11'3" x 9'6" (3.45 x 2.91)

Base & eye level units, rolled edge worktops, integrated stainless steel sink and drainer, space for freestanding oven, space for fridge freezer, space for washing machine, space for slimline dishwasher, space for tumble dryer, wall mounted combi boiler, pantry cupboard, radiator, side aspect double glazed window, doors to the lounge and the hallway, laminate flooring.

Bedroom One

11'10" x 11'3" (3.61 x 3.44)

Front and side aspect double glazed windows, radiator, laminate flooring.

Bedroom Two

8'9" x 8'7" (2.68 x 2.62)

Front aspect double glazed window, radiator, laminate flooring, over stairs storage cupboard.

Bathroom

Panel bath with wall mounted electric shower and glass shower screen, low level w.c, wash basin into vanity unit, large storage cupboard, side aspect frosted double glazed window, radiator, tiled walls, tiled floors.

Storage Cupboard

7'3" x 3'11" (2.23 x 1.2)

Rear aspect double glazed window, laminate flooring.

Outside Space

To the rear of the property there is a communal hardstanding area with washing lines, there is also a communal brick built shed.

Agents Notes

Tenure - Leasehold

Council Tax Band - A

Lease - 125 years from 06/1989

Ground Rent - £10 pa

Service Charge - £400 pa (approximate)

There are works planned to the building in 2025 which will result in an approximate cost of £3000 per unit. We understand that this can be spread across multiple years. Please contact us for more information.

The loft space is owned by the freeholder.





Road Map



Hybrid Map



Terrain Map



Floor Plan

Approximate total area⁸

734.97 ft²

68.28 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360

Floor 0

Storage Cupboard
7'3" x 3'11"
2.23 x 1.20 m

Hallway

Floor 1

Bedroom Two
8'7" x 8'9"
2.62 x 2.68 m

Bedroom One
11'9" x 11'3"
3.61 x 3.44 m

Lounge
10'4" x 16'7"
3.17 x 5.06 m

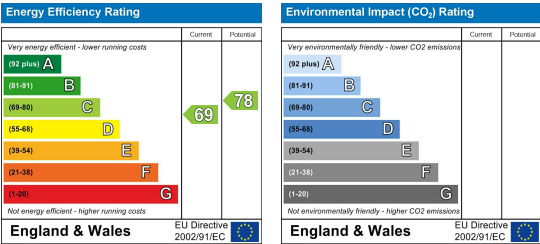
Kitchen
11'3" x 9'6"
3.45 x 2.91 m

Bathroom

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.