

Foxhall



Estate Agents

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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)

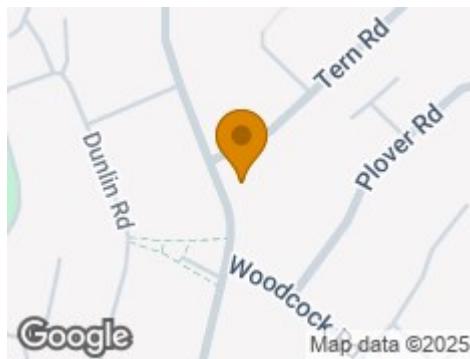
There are works planned to the building in 2025 which will result in an approximate cost of £3000 per unit. We understand that this can be spread across multiple years. Please contact us for more information.

The loft space is owned by the freeholder.





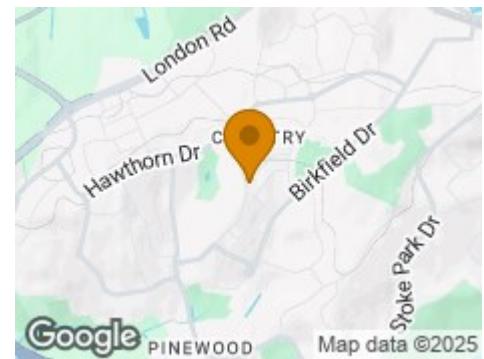
Road Map



Hybrid Map



Terrain Map



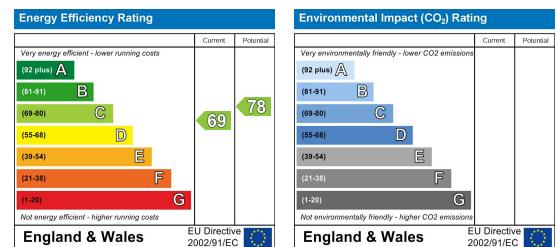
Floor Plan



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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