

# Foxhall



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## Parliament Road

East Ipswich, IP4 5ET

Offers in excess of £185,000



2



1



2



C



# Parliament Road

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## Summary Continued

To the front of the property there is a block paved driveway big enough for a small hatchback car. There is no official dropped kerb but the height of the kerb here is very low.

To the rear of the property is a good sized westerly facing rear garden, fully enclosed by panel fencing with a patio area which is a real suntrap in the afternoons and a garden shed that will remain.

Midway up at Parliament Road this property is ideally positioned for its within a ten minute walk to Britannia Primary School, Copleston High School and Ipswich Hospital. Furthermore a local Tesco mini-store is at one end of the road and a Premier shop at the other end. Bus routes into town centre on Foxhall Road are only a three minute walk away.

The property would make an ideal first time purchase and with a EPC rating at C and Council Tax Band A also accommodates a buy to let landlord.

## Front Garden

Block paved and can provide driveway parking for a small hatchback car, although there is no dropped kerb the height of the kerb which is very low.

## Porch

6'1" x 2'11" (1.85m x 0.89m)

## Dining Room

10'4" x 9'4" (3.15m x 2.84m)

Door to a spacious under-stairs storage cupboard which has a light and power, ideal for storage and use of a tumble dryer, radiator, window to front, stairs rising to first floor.

## Lounge

11'9" x 10'4" (3.58m x 3.15m)

Radiator, window to rear with laminate flooring.

## Kitchen

11'7" x 7'1" (3.53m x 2.16m)

1 1/2 bowl sink unit, ample selection of base drawers and cupboards and eye-level units with bottle rack, worksurfaces, integrated electric oven and hob with extractor hood above, ceiling spotlights, wall mounted Baxi boiler, window and glazed door to side, radiator and space and plumbing for a washing machine.

## Bathroom

7'2" x 5'9" (2.18m x 1.75m)

Westerly facing bathroom bright and sunny especially in the afternoons, comprising a bath with shower and mixer tap over, wash hand basin, W.C., radiator, tiled flooring, window to the rear and fully tiled walls in the bath/shower area.

## Landing

Meter cupboard, access to the loft space, doors to bedrooms one and two.

## Bedroom One

11'10" x 10'4" (3.61m x 3.15m)

Radiator and a window to front and double doors to a very large over stairs storage cupboard.

## Bedroom Two

10'4" x 9'1" (3.15m x 2.77m)

Radiator, recesses either side of the chimney breast ideal for fitted wardrobes and a double glazed window to the rear overlooking the garden.

## Rear Garden

Good size garden mainly laid to lawn with a shed at the rear and a gravelled area, enclosed on all three sides by

panel fencing and a gate that leads to a side passageway. The rear garden commences with a patio area and is westerly facing which is a real suntrap especially in the afternoon ideal for sitting out having an afternoon glass of wine or alfresco dining there is also an outside tap.

### Agents Notes

Tenure - Freehold

Council Tax Band - A

\*\*Loft is open to No:56 but blocked/bricked up in relation to No:52.

\*\*Please note\*\* No:56 Parliament Rd has pedestrian access across the first part of the garden to No:54. The owners in the six years they have been here, have never seen the next door neighbour use this.





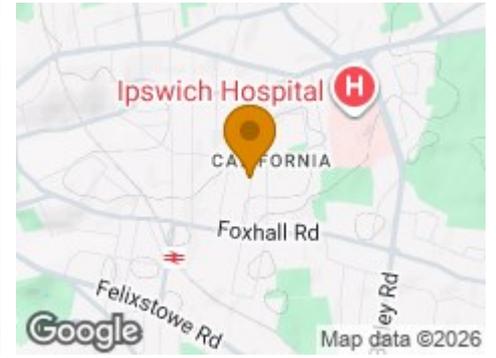
## Road Map



## Hybrid Map



## Terrain Map



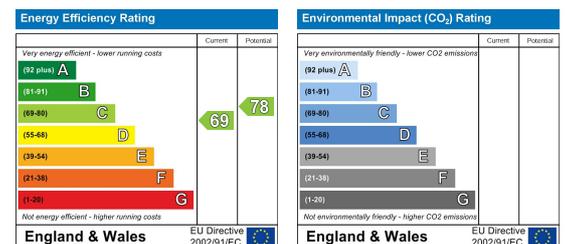
## Floor Plan



## 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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