

Foxhall



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Alan Road

East Ipswich, IP3 8EY

Offers in excess of £210,000



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Front Garden

Off-road parking for one car via block paved driveway accessible via a drop kerb and a pathway leading to the front door.

Entrance Hallway

Entry via an obscure double glazed door facing the front with a double glazed window above, radiator, laminate flooring, access to the stairs and doors to the lounge and the dining room.

Lounge

10'5" x 10'2" (3.18m x 3.10m)

Double glazed window facing the front, high picture rails, radiator and carpet flooring.

Dining Room

10'8" x 10'5" (3.25m x 3.18m)

Double glazed window facing the rear, door to the understairs cupboard, radiator and a door into the kitchen.

Kitchen

8'3" x 6'1" (2.51m x 1.85m)

Double glazed window facing the side, wall and base fitted units with cupboards and drawers, stainless steel single sink bowl and drainer unit with a mixer tap over, plumbing for a washing machine, space for a fridge, built-in oven, gas hob with a cooker hood above, tiled splash-back, wall mounted Potterton combi boiler, tiled flooring and a door to the side going out into the rear garden.

Landing

Access to the loft, storage cupboard, doors to bedrooms one and two and the bathroom.

Bedroom One

13'4" x 10'5" (4.06m x 3.18m)

Two double glazed windows facing the front and a radiator.

Bedroom Two

10'5" x 8'9" (3.18m x 2.67m)

Double glazed window facing the rear and a radiator.

Bathroom

8'0" x 6'1" (2.44m x 1.85m)

Obscure double glazed window facing the rear, low-flush W.C., pedestal wash hand basin with hot and cold taps, panel bath with hot and cold taps and a shower over with a glass swing screen, radiator and tiled splash-back.

Rear Garden

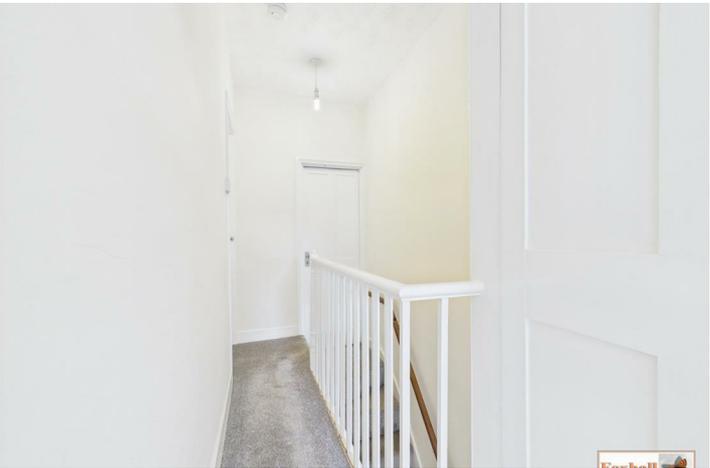
Fully enclosed south easterly facing rear garden, enclosed by panel fencing and a high brick wall across the back, mostly laid to lawn with a patio area and a slate area and border currently being fenced off temporarily and split into two separate areas. There is an outside toilet storage cupboard and an outside tap.

Agents Notes

Tenure - Freehold

Council Tax Band - B





Road Map



Hybrid Map



Terrain Map



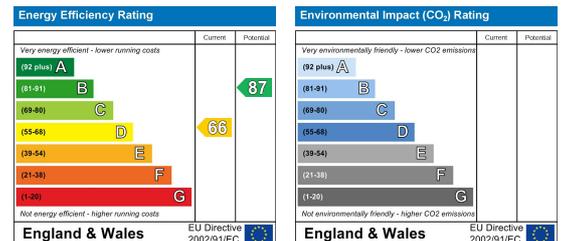
Floor Plan



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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