

Foxhall



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Mersey Road

Rivers Estate, Ipswich, IP3 0QW

Guide price £350,000



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Front Garden

Driveway suitable for parking for at least three or four cars comfortably with an outside tap and free access to the garage and rear garden. Low maintenance front garden partly enclosed by a mid height brick wall and laid to shingle which can increase parking if needs be and a pathway and step up to the front door.

Entrance Hallway

Entry via front door, carpet flooring, doors to the kitchen / breakfast room, lounge, dining room, understairs cloakroom, stairs up to the first floor with bespoke cupboards underneath the stairs for storage, shoes etc.

Lounge

18'9" x 10'11" (5.72m x 3.33m)

Carpet flooring, feature fireplace with gas fire (corgi registered), two radiators, double glazed patio doors at the rear, an aerial and phone socket and access to the cloakroom W.C.

Dining Room

13'6" x 11'0" (4.11m x 3.35m)

Double glazed bay window to the front, carpet flooring, feature fireplace with gas fire (corgi registered), radiator and a phone point.

Kitchen / Breakfast Room

15'2" x 7'11" (4.62m x 2.41m)

Comprising of wall and base units with cupboards and drawers under, worksurfaces over, stainless steel sink bowl drainer unit with a mixer tap over, double glazed window to the side and rear with a newly fitted blackout roller blind, UPVC double glazed pedestrian door to the side, lino flooring, freestanding gas oven, space and plumbing for washing machine and slimline dishwasher, space under counter for a fridge or fridge/freezer,

further space under counter for another fridge or fridge freezer, radiator, breakfast bar suitable for two to three people, splash-back tiling and a wall mounted combi Vaillant boiler which is regularly serviced.

Cloakroom W.C.

4'11" x 2'8" (1.50m x 0.81m)

Heated towel rail, wash hand basin, low-flush soft close W.C., vinyl flooring, light and access to the burglar alarm panel.

Landing

Doors to bedrooms one, two and three and the bathroom, carpet flooring, double glazed window to the side with a newly fitted blackout roller blind and access to the electric fuse boards.

Bedroom One

12'8" x 11'0" (3.86m x 3.35m)

Double glazed bay window to the front, new carpets since January, picture rails, wooden skirting boards, radiator and multiple fitted wardrobes, drawers etc to stay.

Bedroom Two

12'5" x 11'5" (3.78m x 3.48m)

Double glazed window to the rear with fitted blind, picture rails and new carpet flooring which was fitted in 2026.

Bedroom Three

8'6" x 7'8" (2.59m x 2.34m)

Radiator, double glazed window to the rear with newly fitted blackout blind, picture rails and a telephone point.

Bathroom

7'1" x 6'5" (2.16m x 1.96m)

Obscure double glazed window to the front with newly

fitted blinds, panelled bath with a mixer tap over with a Mira Sprint electric shower over and solid shower screen, splash-back tiling, pedestal wash hand basin, low-flush soft close W.C., half-tiled walls throughout, vinyl flooring, wall mounted heater (not tested), radiator and access to the loft which is part boarded and has a light.

Garage

20'3" x 9'2" (6.17m x 2.79m)

Manual up and over door, pedestrian door, window and electrics, power, light and a workbench to stay.

Rear Garden

Fully enclosed rear garden mainly laid to lawn, fully landscaped with a wealth of mature plants, trees, shrubs and planting bulbs etc in borders sweeping up to the main garden where you have a vegetable patch and greenhouse to stay. There is a summer house newly refelted in 2026 to stay and a patio area suitable for alfresco dining and access to the garage and the driveway and to the front of the property. Please note that this is a mature wildlife garden where there are swift boxes that need to stay with regularly nesting swifts who are protected so the new owners will need to take this on board. There is also other wildlife such as hedgehogs and foxes that visit the garden,, they are fed regularly so the new owner will need to be aware and also a small wildlife pond which is regularly visited by frogs, newts and dragon flies.

Summer House

9'9" x 9'8" (2.97m x 2.95m)

Power and lighting, windows to the side with blinds to stay and doors to the front .

Agents Notes

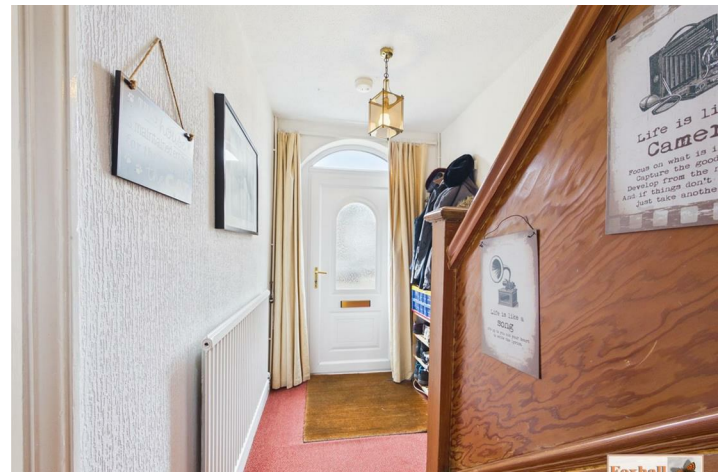
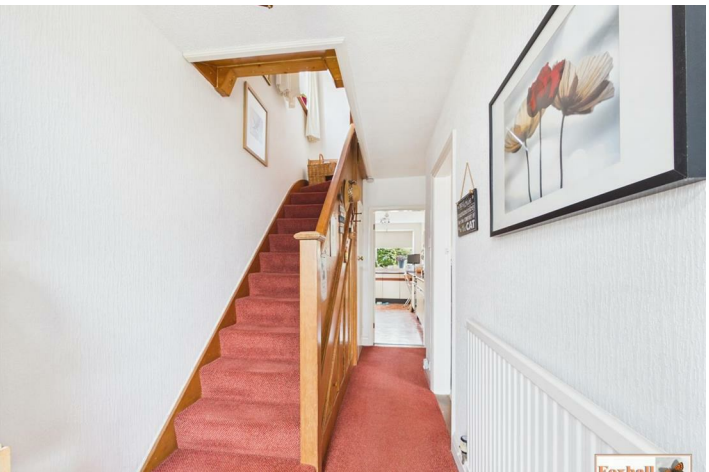
Tenure - Freehold

Council Tax Band - D

There are swift boxes to remain at the property these birds are protected and they return annually to nest & breed.

There are also a number of garden birds who regularly nest and hedgehogs who regularly stop by for shelter.









Road Map



Hybrid Map



Terrain Map



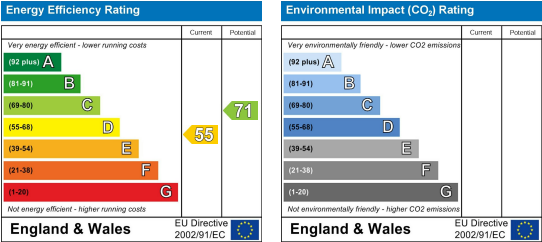
Floor Plan



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



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.