

Foxhall



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Hutland Road

East Ipswich, Ipswich, IP4 4HG

Guide price £240,000



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Hutland Road

IMMACULATE DECORATIVE ORDER - DOUBLE FRONTED COTTAGE - POPULAR EAST IPSWICH LOCATION - NORTHGATE HIGH & SIDEGATE PRIMARY CATCHMENT (SUBJECT TO AVAILABILITY) - FOUR PIECE BATHROOM & ADDITIONAL W.C. - TWO DOUBLE BEDROOMS - BEAUTIFULLY LANDSCAPED SOUTH FACING REAR GARDEN.

Foxhall Estate Agents are delighted to offer for sale this immaculately presented double fronted cottage in the ever popular East side of Ipswich. The property is located within the highly regarded Northgate High School and Sidegate Primary catchment areas (subject to availability) and is within walking distance of Ipswich Town Centre & Christchurch Park.

The accommodation comprises of an entrance lobby, lounge, dining room, kitchen, hallway and bathroom downstairs. Upstairs there is a landing, two double bedrooms and a W.C. To the rear there is a beautifully landscaped garden with a variety of mature shrubs and flower beds.

The town of Ipswich offers a range of amenities including schools, university, independent and high street shops, hospital, theatres and cinemas, vast selection of restaurants & bars, beautiful parks such as the historic Christchurch Park and the popular Orwell Country Park as well as many more recreational and educational facilities.

The town centre houses the mainline railway station which provides direct links to London Liverpool Street (1

hour and ten minutes) and where you can also find the beautiful Ipswich Marina which has undergone extensive redevelopment over the years to create a wonderful vibrant waterfront which is lined with restaurants, cafes, galleries and shops.

Entrance Lobby

UPVC cottage style front door into the entrance lobby, integrated door mat, side aspect door into the lounge, side aspect door into the dining room and stairs to the first floor.

Lounge

12'1" x 11'5" (3.69 x 3.50)

Front aspect double glazed sash window, built in shutters, feature fireplace, radiator and tiled flooring.

Dining Room

14'4" x 12'0" (4.37 x 3.67)

Front aspect double glazed sash window, built in shutters, radiator, carpeted flooring. Side aspect door to the hallway and open through to the kitchen.

Kitchen

14'3" x 6'10" (4.36 x 2.09)

Base and eye level units, rolled edge worktops with tiled splashbacks, space for a Rangemaster style oven with stainless steel splash-back and extractor, integrated stainless steel sink and drainer, space for fridge, space for freezer, space and plumbing for a washing machine, space for a slimline dishwasher, two rear aspect double glazed windows and tiled flooring.

Hallway

Under-stairs storage cupboard, side aspect door into the bathroom, rear aspect UPVC double glazed door into the garden and tiled flooring.

Bathroom

11'5" x 6'9" (3.49 x 2.08)

Four piece suite comprising a panel bath with central stainless steel mixer taps and tiled splash-backs, double width shower cubicle, hand wash basin into vanity unit, low level W.C., rear aspect frosted double glazed window, radiator and vinyl flooring.

Landing

Rear aspect double glazed window, side aspect doors into bedroom one and the W.C, rear aspect door into bedroom two and carpet flooring.

Bedroom One

12'7" x 11'8" (3.84 x 3.58)

Front aspect double glazed sash window, built in wardrobes, over stairs storage cupboard, radiator and carpet flooring.

Bedroom Two

11'4" x 8'10" (3.46 x 2.7)

Front aspect double glazed sash window, radiator and carpet flooring.

W.C.

Low level W.C., hand wash basin into vanity unit with tiled splash-back, extractor, radiator and vinyl flooring.

Rear Garden

Enclosed to panel fencing the South facing rear garden

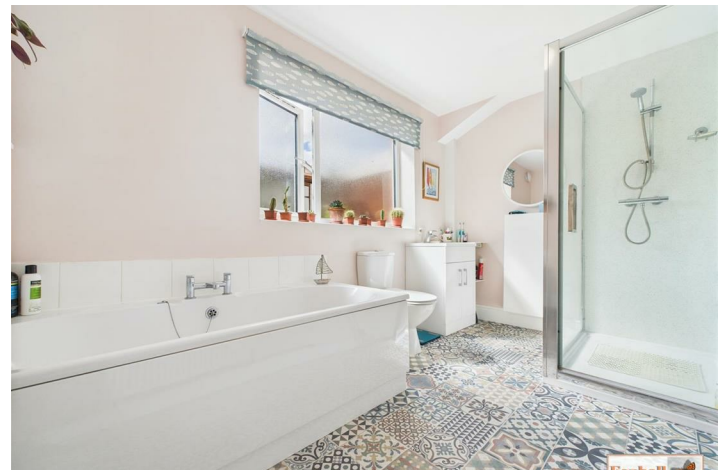
is laid to a mixture of patio, lawn and a variety of mature shrubs and flower beds. There is a brick based shed to remain and gated side access out on to Allington Close.

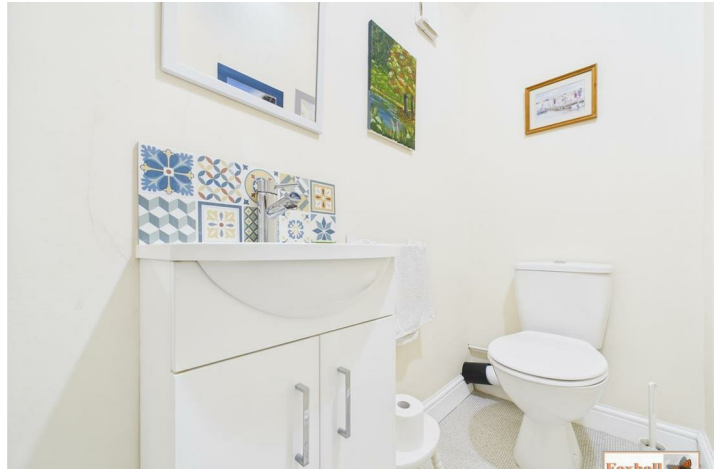
Agents Notes

Tenure - Freehold

Council Tax Band - B







A satellite map showing a residential area with a yellow location pin. The text "Woodbridge Rd" is overlaid on the map. At the bottom, there is a copyright notice: "© 2023 Google, Landsat / Copernicus, Maxar Technologies".

Floor 0 Building 1

Floor 1 Building 1

Approximate total area⁽¹⁾

909 ft²

84.3 m²

Floor 0 Building 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Current: 67%	Potential: 80%	

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Current: 67%	Potential: 80%	

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