

KEYSTONE



Foxhall Road, Ipswich, IP3 8HN
50% Shared Ownership £117,500

Semi-Detached House
Lounge/Diner
Cloakroom
Off Road Parking
Can Purchase 100%

Two Bedrooms
Kitchen
Modern Bathroom
Popular Location

Foxhall Road, Ipswich IP3 8HN

Nestled in a cul-de-sac off Foxhall Road, Ipswich, this charming semi-detached house presents an excellent opportunity for first-time buyers. With two well-proportioned bedrooms, this property offers a comfortable living space that is both inviting and practical. The single reception room provides a versatile area for relaxation and entertaining, making it the perfect setting for family gatherings or quiet evenings at home.

The property features a modern bathroom, ensuring convenience for daily routines. Additionally, there is parking available for one vehicle, a valuable asset in this popular location. The surrounding area is known for its friendly community atmosphere and accessibility to local amenities, making it an ideal choice for those seeking a peaceful yet connected lifestyle.

This delightful home is not only a fantastic first step onto the property ladder but also a wonderful place to create lasting memories. With its appealing features and desirable location, this semi-detached house on Foxhall Road is sure to attract interest. Do not miss the chance to view this lovely property and envision your future in this welcoming neighbourhood.

£117,500 is for 50% share, buyers can purchase the whole 100% if they wish, contact the office for more info 01473 221399.



Entrance Door

Leading to hallway with laminate flooring, radiator, stairs to first floor and a built-in understairs cupboard.

Lounge

14'4 x 11'5

Windows to front and rear, a door to rear, radiator and laminate flooring.

Kitchen

10'5 x 8'1

Fitted with a range of base units and drawers with matching wall mounted cabinets. There is a 1.5 bowl sink and drainer unit, with tiled splash backs, a built-in oven with hob and extractor over.

There is also a wall mounted boiler, space for washing machine and fridge freezer and a window to rear.

Cloakroom

Fitted with WC, vanity inset sink, window to rear and radiator.

First floor Landing

With window to front, a radiator and loft access. There is also a built-in storage cupboard.

Bedroom 1

14'4 x 10'4

Window to front and rear, plus a radiator.

Bedroom 2

14'4 x 7'8

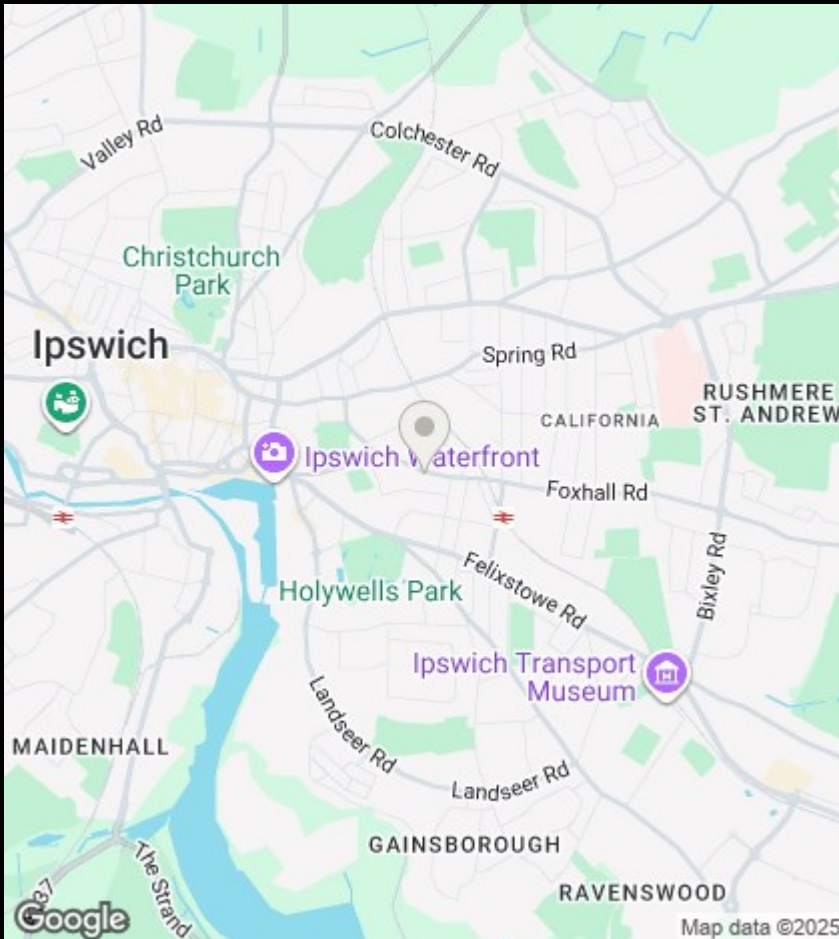
Window to front and rear, plus a radiator.

Bathroom

Fitted with suite comprising of a 'P' Bath with shower over, WC, a vanity inset sink, half tiled and a heated towel rail. There is also a window to rear.

Outside

The property benefits from an allocated off road parking space. The rear garden is predominantly laid to lawn with a patio area and timber shed. There is side access.



Viewings

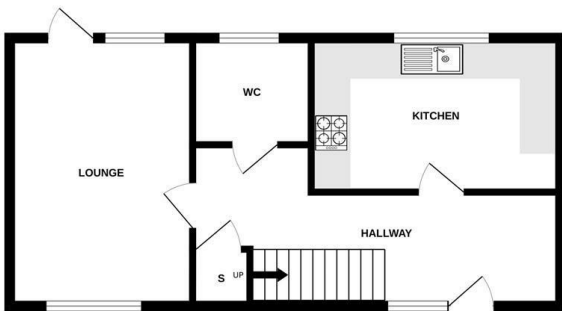
Viewings by arrangement only. Call 01473 221 399 to make an appointment.

EPC Rating:

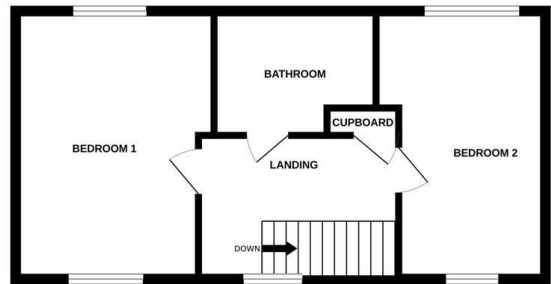
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="border: 1px solid black; padding: 2px; display: inline-block;">90</div>
(81-91) B			
(69-80) C		<div style="border: 1px solid black; padding: 2px; display: inline-block;">77</div>	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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