

# Foxhall



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## Felixstowe Road

South East, Ipswich, IP3 9BZ

Asking price £260,000



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## Front Garden

Laid to hardstanding providing off-road parking for two vehicles, gated side access to the rear of the property and a front aspect door into the entrance hallway.

## Entrance Hallway

Doors to the lounge, kitchen/diner and W.C., stairs to the first floor, understairs cupboard, radiator and wood flooring.

## Lounge

11'11" x 10'11" (3.63m x 3.33m)

Front aspect double glazed bay window, radiator and carpeted flooring.

## Kitchen/Diner

16'7" x 11'5" (5.05m x 3.48m)

Fitted kitchen comprising of base and eye-level units, rolled edge worktops with tiled splash-backs, integrated electric oven and hob with stainless steel extractor, integrated stainless steel sink and drainer, space for a fridge freezer, space for a washing machine, rear aspect double glazed window, tiled flooring. Dining area comprising of rear aspect double glazed French doors out to the garden, feature fireplace, radiator and wood flooring.

## Downstairs W.C.

Low-level W.C, hand wash basin and tiled walls and flooring.

## Landing

Doors to all bedrooms and the bathroom, side aspect frosted double glazed window, loft access and carpeted flooring.

## Bedroom One

12'3" x 9'4" (3.73m x 2.84m)

Front aspect double glazed window, radiator and carpeted flooring

## Bedroom Two

11'6" x 9'0" (3.51m x 2.74m)

Rear aspect double glazed window, radiator and carpeted flooring.

## Bedroom Three

7'9" x 7'0" (2.36m x 2.13m)

Front aspect double glazed window, radiator and carpeted flooring.

## Bathroom

8'4" x 7'6" (2.54m x 2.29m)

Tile panelled bath, low-level W.C., pedestal hand wash basin, corner shower with stainless steel riser and waterfall attachment, stainless steel heated towel rail, tiled walls, wood flooring and two rear aspect frosted double glazed windows.

## Rear Garden

Enclosed by panel fencing, the rear garden is mainly laid to lawn with patio area and a variety of mature trees and shrubs, there is a brick storage shed and large wooden summer house at the rear of the garden and gated side access to the front of the property.

## Agents Notes

Tenure - Freehold

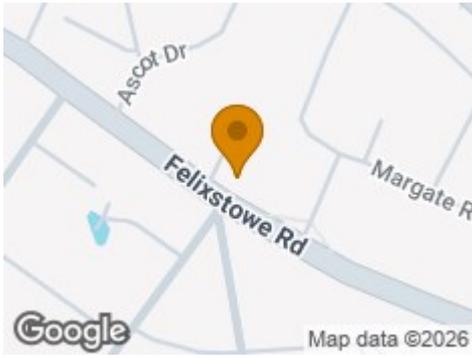
Council Tax Band - B







## Road Map



## Hybrid Map



## Terrain Map



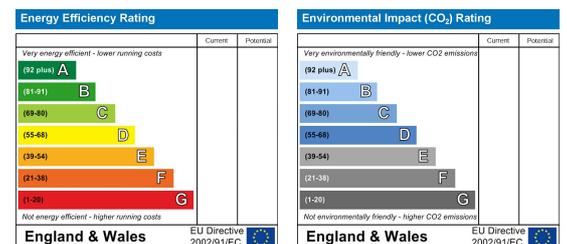
## Floor Plan



## 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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