

Foxhall



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Tomline Road

East Ipswich, IP3 8BZ

Asking price £250,000



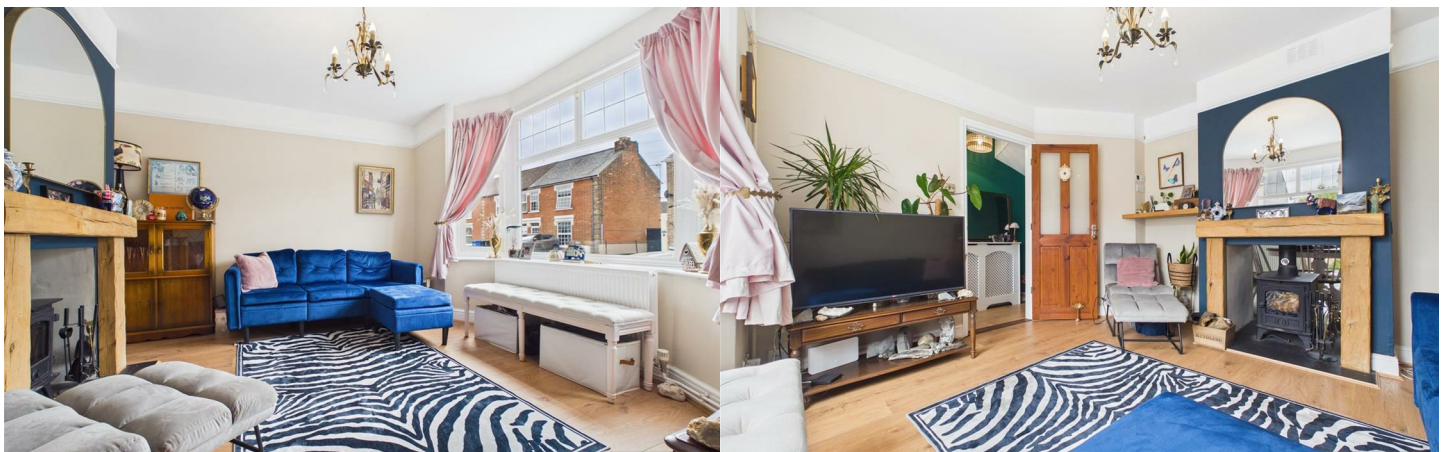
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Front Garden

Mainly laid to tarmac with a front aspect door into the entrance hallway and gated side access to the rear garden.

Entrance Hallway

14'2" x 5'7" (4.32m x 1.70m)

Front aspect UPVC double glazed door into the entrance hallway, doors to the lounge and kitchen / diner, stairs to the first floor, under stairs storage cupboard, radiator and laminate flooring.

Lounge

11'11" x 11'0" (3.63m x 3.35m)

Front aspect double glazed bay window, multi fuel burner with wooden mantle, radiator and laminate flooring.

Dining Area

11'11" x 9'8" (3.63m x 2.95m)

Rear aspect double glazed French doors into the garden, multi fuel burner, radiator and laminate flooring.

Kitchen Area

14'2" x 7'11" (4.32m x 2.41m)

Base and eye-level units with squared edges worktops and tiled splash-back, integrated 1 1/2 bowl sink and drainer, space for a freestanding oven and hob with extractor over, space for a fridge freezer, space for a washing machine and dishwasher, rear aspect double glazed window and laminate flooring.

Landing

Doors to all bedrooms and the bathroom, carpeted flooring.

Bedroom One

12'9" x 7'11" (3.89m x 2.41m)

Front aspect double glazed bay window, built-in sliding wardrobes, radiator and laminate flooring.

Bedroom Two

10'10" x 10'8" (3.30m x 3.25m)

Rear aspect double glazed window, airing cupboard, radiator and laminate flooring.

Bedroom Three

7'1" x 5'6" (2.16m x 1.68m)

Front aspect double glazed window, radiator and laminate flooring.

Bathroom

8'1" x 4'7" (2.46m x 1.40m)

Panelled bath with stainless steel mixer taps and Triton T80 plus electric shower over, low-level W.C., corner pedestal hand wash basin, stainless steel towel rail. rear aspect frosted double glazed window, tiled walls and laminate flooring.

Rear Garden

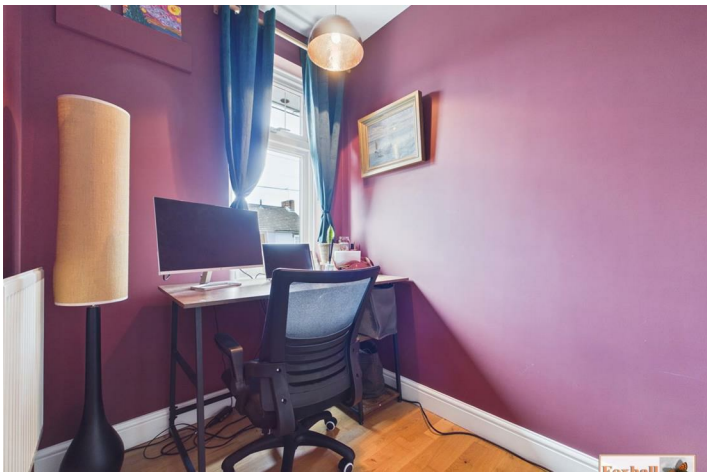
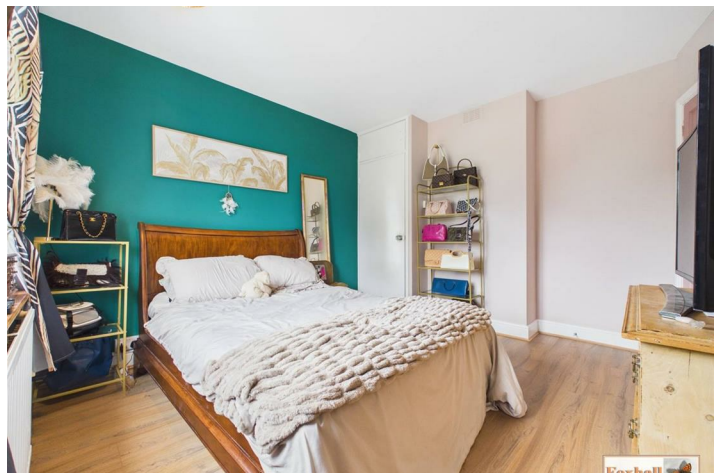
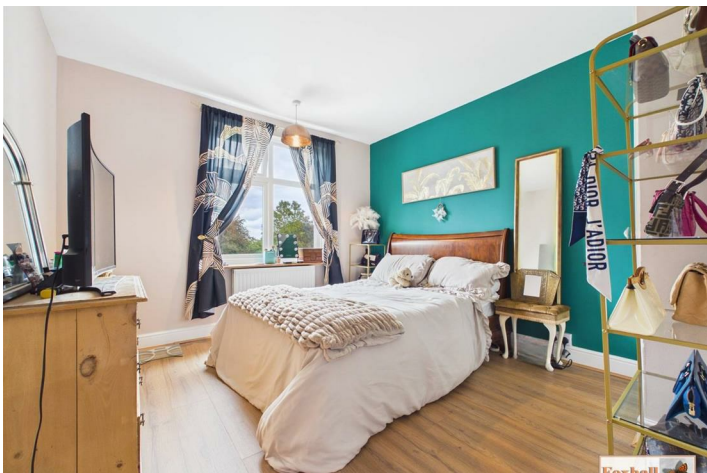
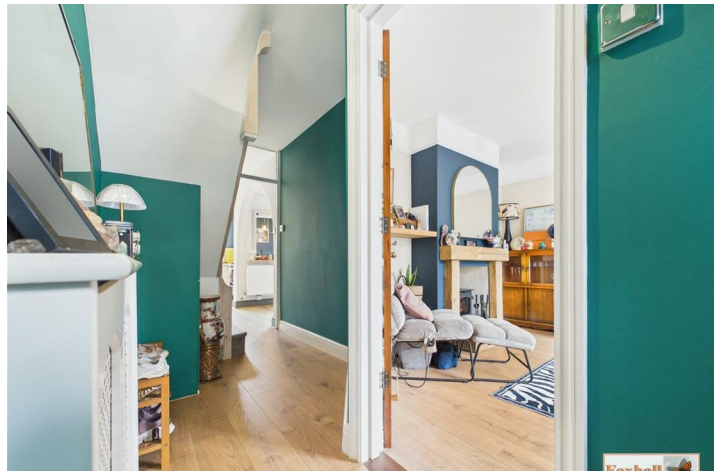
Enclosed to panel fencing the rear garden is mainly laid to lawn with a large patio area, flowerbed sleeper borders with mature shrubs, planting and established trees and a wood store.

Agents Notes

Tenure - Freehold

Council Tax Band - B







Road Map



Hybrid Map



Terrain Map



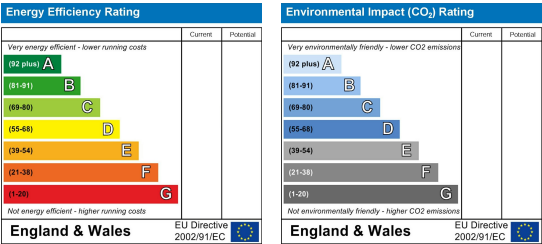
Floor Plan



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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