

# Foxhall



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## Badshah Avenue

East Ipswich, Ipswich, IP3 9EF

Offers in excess of £240,000



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## Offers in excess of £240,000



### Front Garden

Enclosed by walling with a gate providing access to the pathway up to the front door, to the side there are double gates and a concrete imprinted driveway (please note that the kerb has not been dropped). There is a hedge at the side of the property with a gate giving you access to the side garden.

### Entrance Hallway

Double glazed entrance door to entrance hallway, radiator, access to loft, doors to bedrooms one (dining room), bedroom two, lounge / diner, kitchen, bathroom, W.C., and bedroom three.

### Lounge / Diner

11'8" x 15'8" (3.56m x 4.79m)

Double glazed bay window to front with a lovely outlook overlooking the mature gardens, fire surround with fire, radiator and coved ceiling.

### Bedroom One (being used as Dining Room)

11'9" x 11'9" (3.60m x 3.59m)

Double glazed bay window to front with a lovely outlook overlooking the mature gardens, fire surround with coal effect fire (not working been shut off), radiator and coved ceiling.

### Bedroom Two

11'11" x 8'9" (3.65m x 2.68m)

Double glazed windows to side and a radiator.

### Bedroom Three

10'11" x 8'10" (3.33m x 2.70m)

Double glazed window to side and a radiator.

### Cloakroom W.C.

5'7" x 2'10" (1.70m x 0.86m)

Low-level W.C and obscure window to the rear.

### Shower Room

5'11" x 5'8" (1.82m x 1.74m)

Shower, wash hand basin with mixer tap and cupboards under, heated towel rail and a double glazed obscure window to rear.

### Kitchen

10'9" x 13'5" (3.30m x 4.11m)

Comprises single drainer stainless steel sink with cupboards under, roll-top worksurfaces with drawers cupboards and appliance space under, wall mounted cupboards over, double glazed window to side, double glazed window to rear, built-in shelved airing cupboard, wall mounted Main boiler and double glazed door to the rear garden.

### Side Garden

Mainly laid to lawn giving access into the rear garden.

### Rear Garden

Rear garden is enclosed by timber fencing, mainly laid to lawn with a vegetable area raised beds and garden sheds, as previously mentioned enjoys the benefit of a southerly aspect.

### Agents Notes

Tenure - Freehold

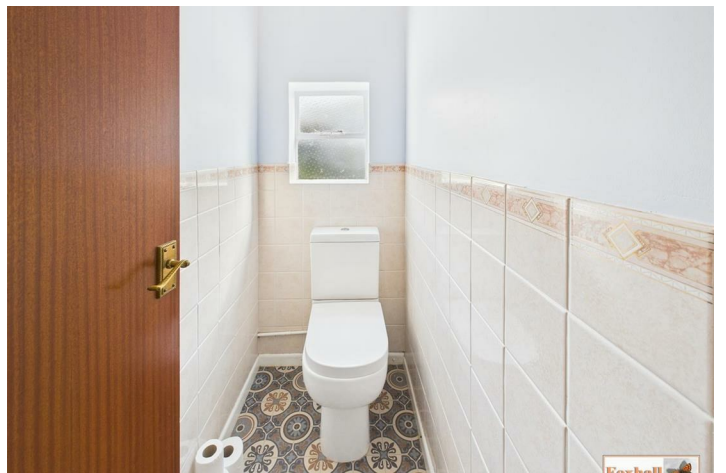
Council Tax Band - C

\*Please note the following\* The title is unregistered, so it will be the responsibility of the purchaser for the first registration. Access Rights for the neighbour to the right for maintenance of their property.

Construction of the property is believed to be solid concrete

\* Important Please Note\* That the property will need electrical work completed due to an unsatisfactory electrical condition report.







## Road Map



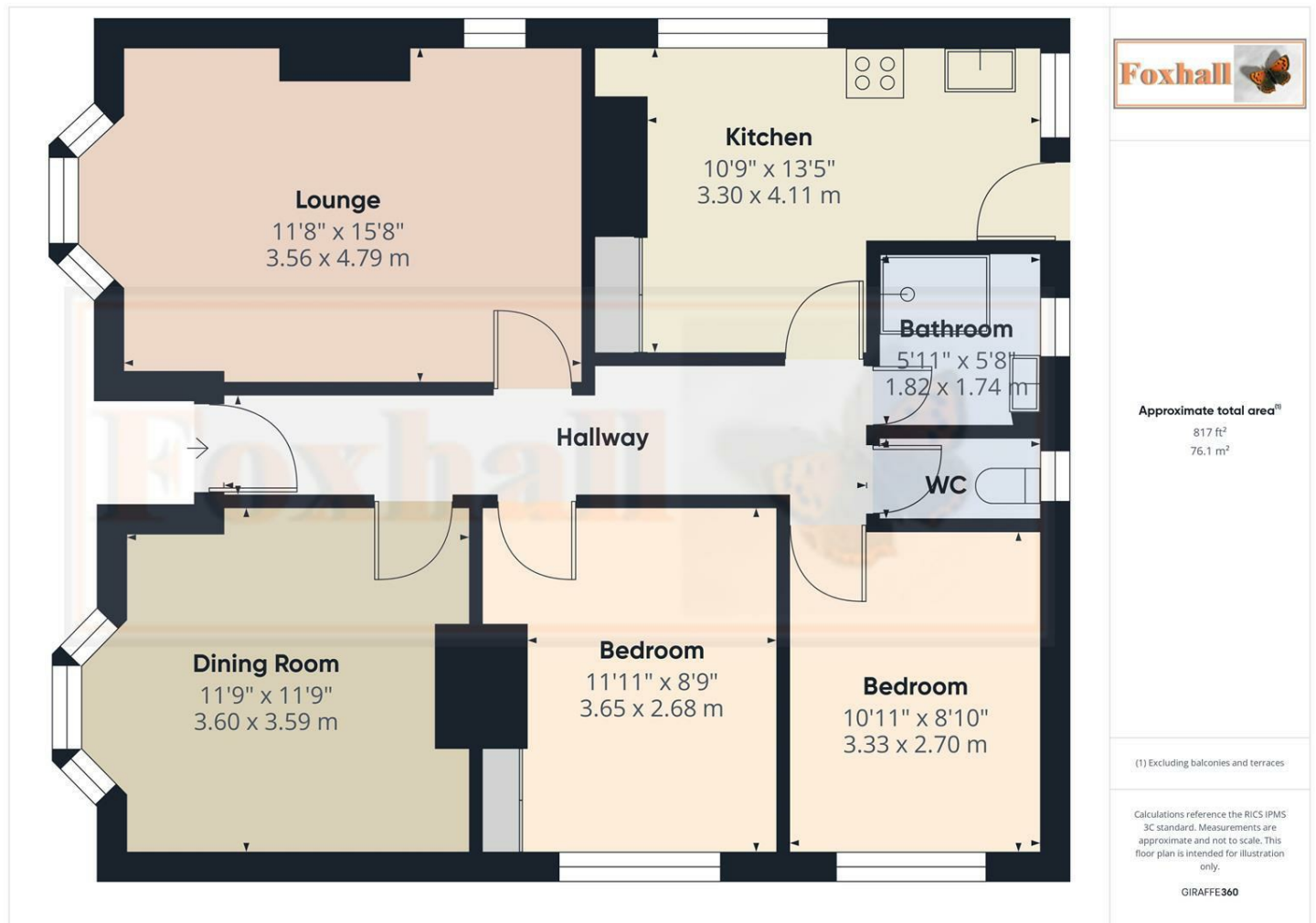
## Hybrid Map



## Terrain Map



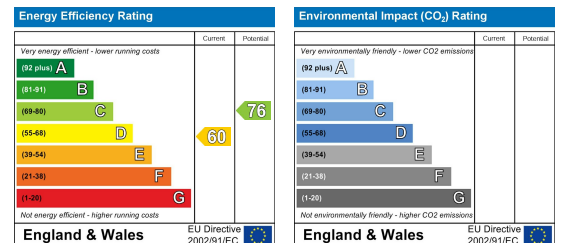
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.