

Foxhall



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Caithness Close

Northgate Catchment, Ipswich, IP4 3ET

Asking price £275,000



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Front Garden

Enclosed by a dwarf wall with paved area providing off road parking space for one with a side gate and access to the side garden.

Entrance Porch

Double glazed entrance door into entrance porch with further obscure double glazed door into hallway.

Entrance Hallway

Radiator, stairs off, doors to lounge and dining room.

Lounge

12'11" increasing to 14'0" max into recess x 12'8 (3.94m increasing to 4.27m max into recess x 3.86m)

Double glazed window to rear, radiator, attractive fireplace.

Dining Room

10'2" x 8'11" max into recess (3.10m x 2.72m max into recess)

Two double glazed windows to the front, radiator, useful understairs recess, door to kitchen.

Kitchen

9'7" x 9'1" (2.92m x 2.77m)

Replacement modern kitchen comprises single drainer stainless steel sink unit with a mixer tap with cupboards under, good range of roll top work surfaces with cupboards, drawers and appliance space under and wall mounted cupboards over. Upright cupboard housing Worcester boiler, integrated dishwasher (not tested), space for fridge freezer, radiator, double glazed window to the side and rear, double glazed door to the utility area.

Utility Area

7'5" x 5'0" (2.26m x 1.52m)

Obscure double glazed doors either side leading to the rear garden, worksurface with appliance space and plumbing under, door to the shower room.

Shower Room

7'5" x 5'0" (2.26m x 1.52m)

Shower cubicle, low level W.C, pedestal wash hand basin with a mixer tap, extractor fan, wall heater, electric towel rail and double glazed obscure windows either side.

Landing

Built-in cupboard, access to loft, coved ceiling, doors to bedroom one, bedroom two, bedroom three and bathroom.

Bedroom One

13'0" increasing to 14'1" into recess x 11'0" (3.96m increasing to 4.29m into recess x 3.35m)

Double glazed window to rear and a radiator.

Bedroom Two

10'11" x 9'0" (3.33m x 2.74m)

Double glazed window to rear, radiator and a fitted storage cupboard.

Bedroom Three

8'9" x 7'7" (2.67m x 2.31m)

Double glazed window to front, cupboard over stairs and a radiator (please note this is currently not connected)

Bathroom

7'7" x 5'2" (2.31m x 1.57m)

Panel bath with a mixer tap and shower attachment, pedestal wash hand basin, low level W.C, radiator, two double glazed obscure windows to the side.

Rear Garden

Side garden is of a good size mainly laid to lawn enclosed by timber fencing leading around to the rear, with further shrub borders, outside tap, outside lighting and a small patio to the rear. As previously mentioned the property enjoys a southerly aspect.

Agents Notes

Tenure - Freehold

Council Tax Band - B

****Any other furniture in situ at the property could be left if required to be discussed at point of offer.****

**** All fixtures and fittings to remain with the property.**

White goods also to remain at property including the cooker.**







Road Map



Hybrid Map



Terrain Map



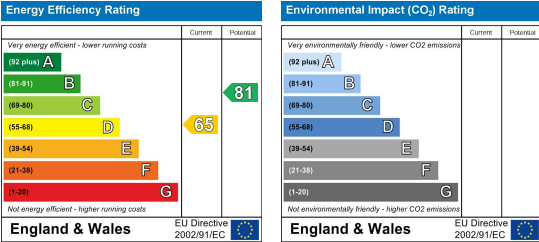
Floor Plan



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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