

# Foxhall



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## Levington Road

South East, Ipswich, IP3 0NH

Offers in excess of £240,000



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## Front Garden

The front garden is block paved.

## Entrance Hallway

Double glazed composite entrance door into the hallway, dado rails, coving, inset mat with laminate flooring, radiator, stairs to first floor, original corbels, smoke alarm and a door to the lounge/diner.

## Lounge/Diner

23'2" x 10'8" (7.06m x 3.25m)

Double glazed bay window to the front with fitted blinds, coving, phone and aerial points, smoke alarm, carpet flooring, two radiators, large understairs cupboard, double glazed French doors opening out onto the rear garden, two alcoves in the chimney breast and door to the kitchen.

## Kitchen

9'5" x 7'9" (2.87m x 2.36m)

Comprising of wall and base units with cupboards and drawers under worksurfaces over, stainless steel sink bowl drainer unit with a mixer tap, double glazed window facing the side, in-built Beko oven with Beko gas four ring hob with extractor fan over, mirrored splashback, vinyl flooring, coving, wall mounted combination Alpha boiler (installed 2021 comes with a 9yr guarantee), space and plumbing for a dishwasher and washing machine, spaced for a full height fridge freezer and an arch through to the rear lobby.

## Rear Lobby

Airing cupboard with a radiator and fitted shelves, (potentially this could be used utilised as a larder or utility cupboard if the radiator was removed), laminate flooring, glazed and UPVC door out into the rear garden and a door to the bathroom.

## Bathroom

6'10" x 4'10" (2.08m x 1.47m)

Panel bath with mixer tap and shower over, pedestal wash hand basin, low flush W.C, heated towel rail, splashback tiling, coving, double glazed obscure window to the side and tiled flooring.

## Landing

Doors to bedrooms one, two and three, smoke alarm, coving, carpet flooring and a storage cupboard with the electric fuse board.

## Bedroom One

14'3" x 10'11" (4.34m x 3.33m)

Two double glazed windows to the front, carpet flooring, skirting boards, coving, aerial point and a radiator.

## Bedroom Two

11'9" x 8'10" (3.58m x 2.69m)

Double glazed window to the rear with fitted blinds, dado rail, skirting board, access to the loft, carpet flooring and a radiator.

## Bedroom Three

9'4" x 7'9" (2.84m x 2.36m)

Double glazed window to the rear with fitted blinds, carpet flooring, skirting boards, phone points and a radiator.

## Rear Garden

100' x 20' (30.48m x 6.10m)

Fully enclosed rear garden, outside tap, pedestrian gate out onto the front, patio area but mainly laid to lawn.

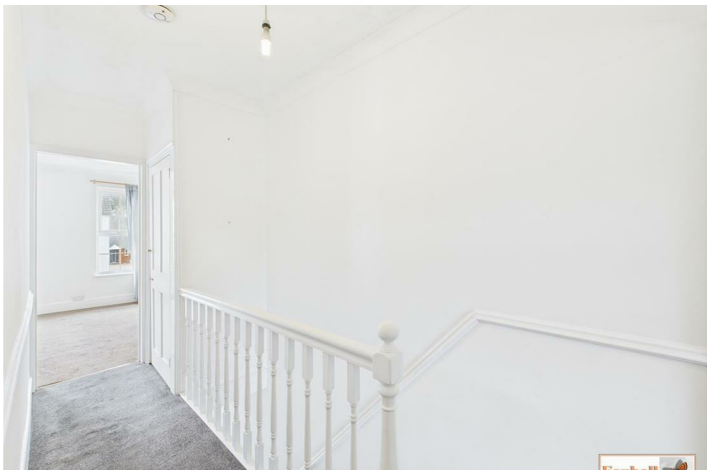
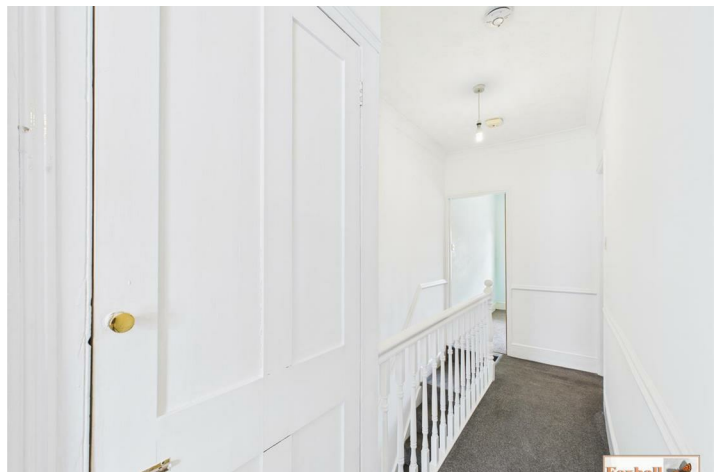
## Agents Notes

Tenure - Freehold

Council Tax Band - B

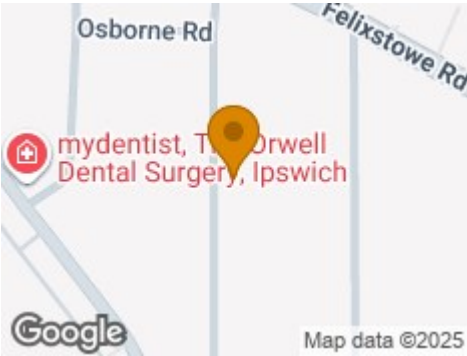








Road Map



Hybrid Map



Terrain Map



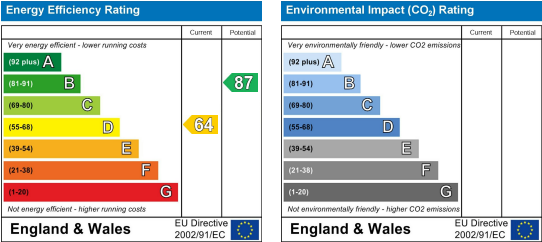
Floor Plan



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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