

# Foxhall



Estate Agents

625 Foxhall Road  
Ipswich IP3 8ND

Unit 4, Ropes Drive  
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk



## York Road

Martlesham Heath, Ipswich, IP5 3TL

Price £230,000



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## Communal Entrance

Accessed via a security entrance door with stairs rising to the first floor, storage cupboard and door giving access to the entrance hallway. The communal entrance is shared with the neighbours.

## Entrance Hallway

Accessed by entrance door, security entrance phone, radiator, coved ceiling, storage cupboard and doors giving access to all rooms.

## Lounge / Diner

19'2" x 15'11" (5.84m x 4.85m)

Spacious lounge with UPVC double glazed wood effect window to rear overlooking fields, UPVC double glazed wood effect double doors giving access to a Juliet balcony with views over the fields and woods, textured and coved ceiling, carpeted flooring, feature fireplace, two radiators, three wall light points and door giving access to the kitchen.

## Kitchen / Breakfast Room

11'4" x 10'5" (3.45m x 3.18m)

UPVC double glazed wood effect window to rear giving views over fields and woodlands, single drainer stainless steel sink with a Victorian style mixer tap inset in a work surface with cupboards and drawers under and matching above, built-in Bosch double oven, built-in hob, granite style splash-back, space for a fridge freezer, single breakfast bar, larder style cupboard housing wall mounted Baxi boiler, space and plumbing for a washing machine, wood effect vinyl flooring and smooth coved ceiling with spotlighting

## Bedroom One

16'3" x 9'0" (4.95m x 2.74m)

UPVC double glazed wood effect window to front overlooking the greenswood, radiator, carpeted flooring, smooth coved ceiling and an airing cupboard.

## Bedroom Two

9'10" x 8'8" (3.00m x 2.64m)

UPVC double glazed wood effect window to front overlooking the greenswood, radiator, carpeted flooring, smooth coved ceiling and built-in double wardrobe.

## Shower Room

5'9" x 5'6" (1.75m x 1.68m)

Walk-in double shower unit with independent shower over, tiled walls, tile effect vinyl flooring, vanity hand wash basin with a mixer tap, chrome heated towel rail, shaver point, vanity mirror, smooth coved ceiling and extractor fan.

## Separate W.C.

4'7" x 2'10" (1.40m x 0.86m)

Low-level W.C., vanity hand wash basin with a mixer tap, chrome heated towel rail, tile effect vinyl flooring, half-tiled walls, smooth coved ceiling and extractor fan.

## Communal Garden

Which is a mature and well maintained rear garden which is laid to lawn with mature trees and shrubs and backs on to woodlands.

## Garage and Parking

16'2" x 7'10" (4.93m x 2.39m)

There is a garage en-bloc with up and over door and there is also a visitor parking space.

## Agents Notes

Tenure - Leasehold

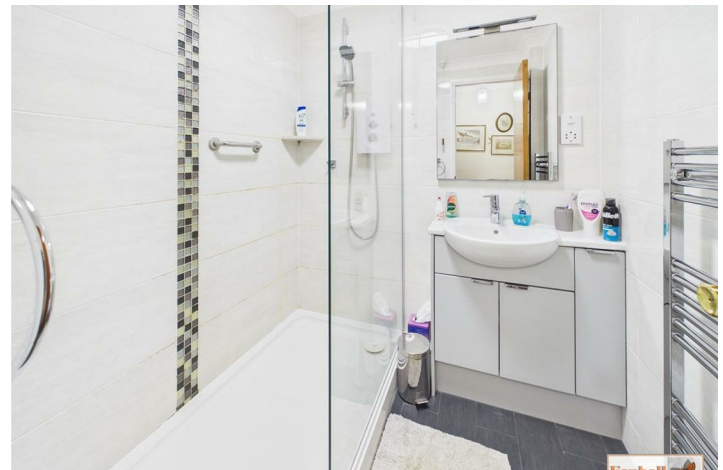
Council Tax Band - B

Service Charge £675 per 6 months

There is a one twelfth share of freehold

Subject to Probate - Being applied for







## Road Map



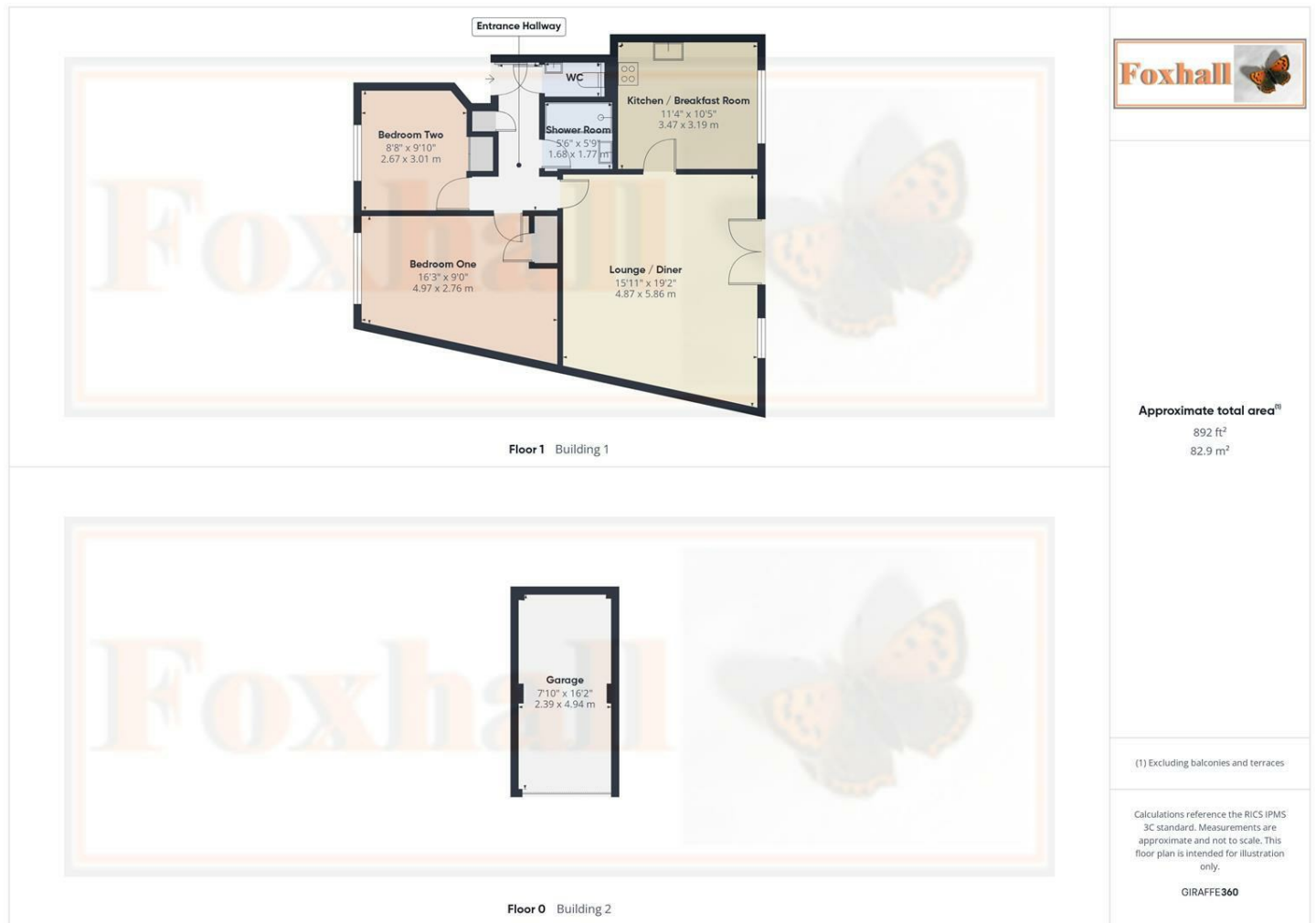
## Hybrid Map



## Terrain Map



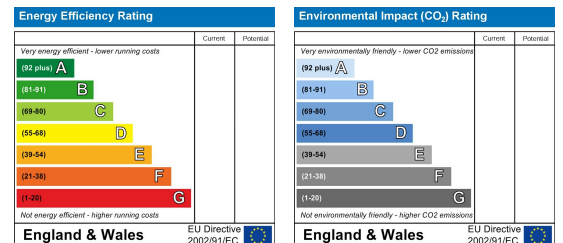
## Floor Plan



## 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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