

Foxhall



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Parliament Road

East Ipswich, IP4 5EP

Guide price £260,000



3



2



2



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Front Garden

Block paved driveway suitable for off-road parking for one vehicle with the path to the front door.

Entrance Hallway

Entrance door into entrance hallway, wooden floor, radiator, picture rails, stairs up to the first floor and doors to the lounge and dining room.

Lounge

10'7 x 10'4 (3.23m x 3.15m)

Feature fireplace with a gas supply the gas fire has been removed and gas has been capped off at present. This gives the new owner the ability to either reinstate a gas fire or open up the fireplace if required. Picture rail, original wood floor, two radiators, double glazed bay window to the front and an aerial point.

Dining Room

11'3 x 11'2 (3.43m x 3.40m)

Feature fireplace, original wood flooring, picture rails, window to rear, radiator, coving and a wooden glazed door into the kitchen.

Kitchen / Breakfast

14'4 x 8'5 (4.37m x 2.57m)

Comprising of wall and base units with cupboards and drawers under, worksurfaces over, breakfast bar, double stainless steel sink with two drainer units either side, space for a full height fridge freezer, space for a freestanding oven to stay, plenty of under counter space and plumbing for a dishwasher/washing machine or tumble dryer if required, tiled floor, splash-back tiling, two double glazed windows to the side, wall mounted combination Baxi boiler installed in 2014, coving and a folding door to a larder cupboard which has plenty of storage and a wood and glazed door into the rear lobby.

Bathroom

8'5 x 4'5 (2.57m x 1.35m)

Panelled bath with a mixer tap and handheld shower over with a solid shower screen, vanity wash hand basin, low-flush W.C., obscure double glazed window to the side and to the rear, radiator, tiled flooring and tiled splash-back with a light and a shaver point.

Rear Lobby

Door to the bathroom, tiled floor, radiator and a UPVC pedestrian door out into the rear garden.

Bedroom One

13'10 x 10'3 (4.22m x 3.12m)

Carpet flooring, feature Victorian style fireplace, radiator, double glazed bay window to the front, further double glazed window to the front, picture rail and aerial point.

Bedroom Two

11'4 x 8'7 (3.45m x 2.62m)

Victorian style fireplace, carpet flooring, double glazed window to the rear with fitted blinds, built-in wardrobes, picture rails and a radiator.

Bedroom Three

8'9 x 8'4 (2.67m x 2.54m)

Double glazed window to the rear radiator and carpet flooring.

Shower Room

5'6 x 5'1 (1.68m x 1.55m)

Walk-in shower cubicle with shower, vanity wash hand basin, low-flush W.C., heated towel rail, obscure double glazed window to the side, vinyl flooring, tiled flooring, extractor fan and splash-back tiling in the shower and by the vanity unit .

Landing

Doors to bedrooms one, two and three, radiator, carpet flooring, access to the loft, storage cupboard housing the electric fuse board

Rear Garden

44'11" x 14'8" (13.7 x 4.49)

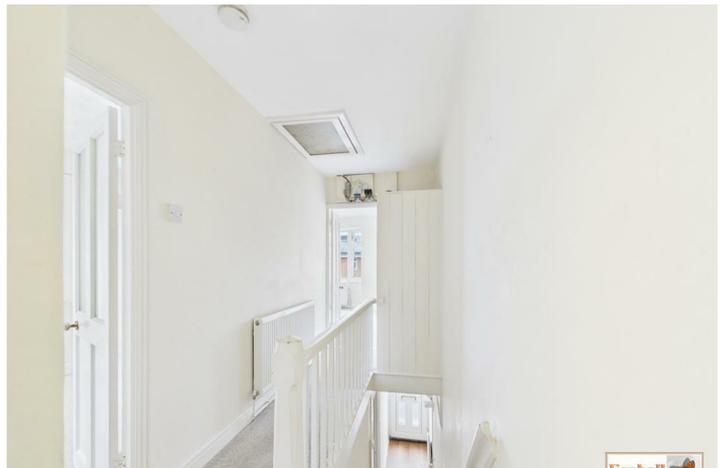
Patio with a path to the rear shed, garden gate accessing the alleyway at the back to put bins out etc, outside tap, fruit tree and some mature planting.

Agents Notes

Tenure - Freehold

Council Tax Band - B







Road Map



Hybrid Map



Terrain Map



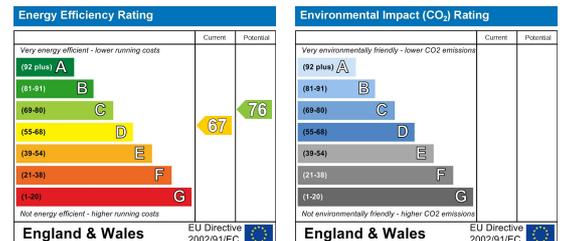
Floor Plan



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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