

Foxhall



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Laurel Avenue

Kesgrave, Ipswich, IP5 1HB

Asking price £350,000



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Front Garden

Mainly laid to lawn with flower and shrub borders an area of decorative stones with pathway leading to the front door. To the side of the property is a concrete driveway leading to the rear with gates opening to further driveway area, leading to the garage.

Garage - Brick built with window to the side, 16 x 8'2", shelving and cupboards with the garage are to remain.

Entrance Hall

Double glazed entrance door to entrance hall, loft access which we understand from the vendor has boarding, fixed light and boiler, radiator, coved ceiling thermostat and doors to.

Bedroom One

12 x 10 (3.66m x 3.05m)

Double glazed window to the rear, radiator, coved ceiling. Wardrobes are to remain in the property.

Bedroom Two

10'8" x 8'5" (3.25m x 2.57m)

Double glazed window to the front, radiator, coved ceiling.

Bedroom Three

8'6" x 7'5" (2.59m x 2.26m)

Double glazed window to the front, radiator, coved ceiling.

Bathroom

10'10" x 7'5" (3.30m x 2.26m)

Panel bath with mixer tap with shower over and shower screen, low level W.C, wash basin with mixer tap and cupboards under, downlighters, heated towel rail, extractor fan, large shelved linen cupboard

Kitchen / Breakfast Area

11'10 x 7'5" (3.61m x 2.26m)

Comprises of 1 1/4 bowl single drainer stainless steel sink unit with mixer tap, cupboards, drawers and appliance space under, good range of work surfaces, with further cupboards under, wall mounted cupboards above, double glazed window to the front, and two double glazed windows to the side, downlighters, tiled flooring, obscured double glazed door to the outside.

Lounge

16'10 x 10'11" (5.13m x 3.33m)

Double glazed window to the side and rear, fire surround, radiator with cover, coved ceiling.

Rear Garden

Access in to the rear garden benefitting from a westerly aspect and is very well established with large area of Patio and central lawned area with weaving pathway leading around the back of the mature shrubs, outside courtesy light.

Agents Notes

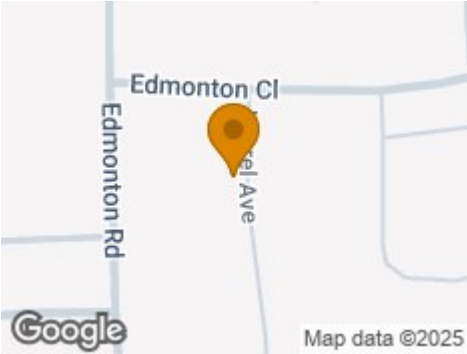
Tenure - Freehold

Council Tax Band - C





Road Map



Hybrid Map



Terrain Map



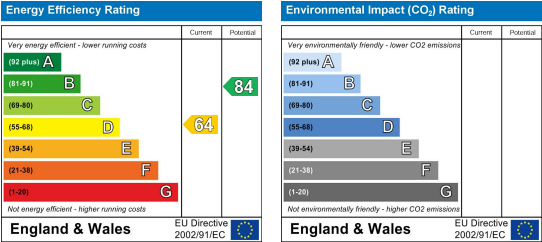
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.