

# Foxhall



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## 15 Morland Road

South East, Ipswich, IP3 0LQ

Price £260,000



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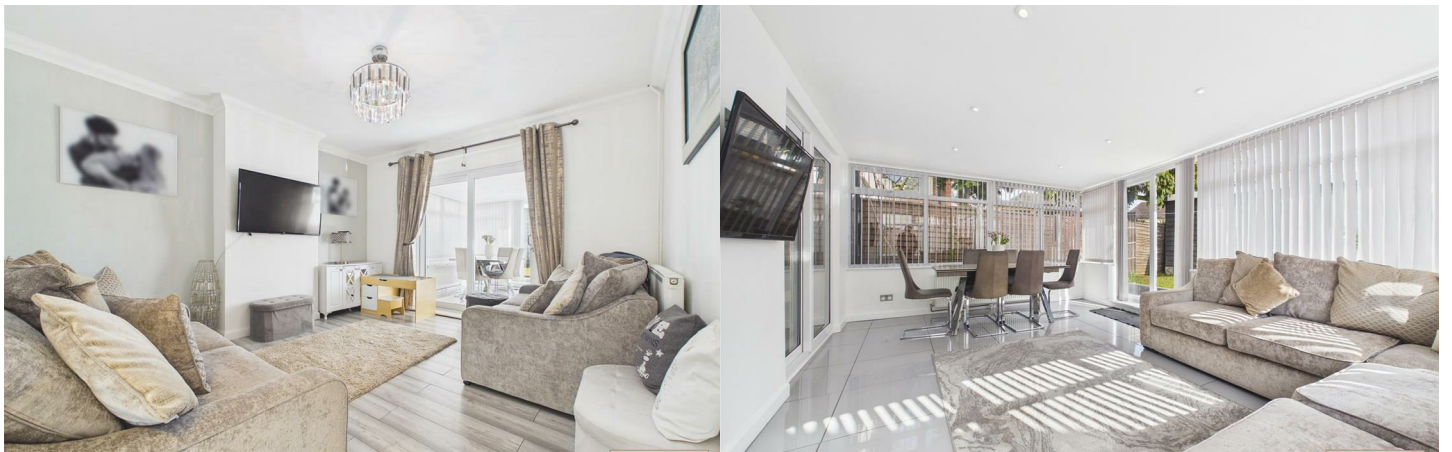
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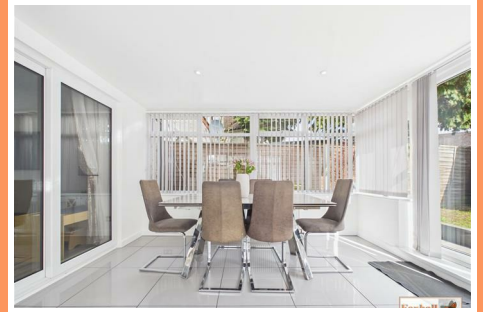
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## Front Garden

Corner plot front garden, partly enclosed with panel fencing, laid with lawn and shingle. Accessible via a dropped kerb giving you access to off road parking for 6 cars comfortably with parking over the shingle and grass areas.

## Entrance Porch

Entry via a double glazed uPVC door which faces the side, laminate flooring, double glazed obscure window to the front and a door into the entrance hall.

## Entrance Hall

Entry via a double obscure glazed uPVC door which faces the front, tiled flooring, double glazed obscure windows either side, access to the stairs and doors to the bathroom, kitchen and lounge.

## Bathroom

Double glazed obscure window to both the side and front, stainless steel heated towel rail, extractor fan, low flush W.C., pedestal wash hand basin with mixer tap, panelled bath with a mixer tap and shower over with a waterfall shower head, fully tiled walls and flooring and spotlights.

## Kitchen

8'9" x 9'7" (2.69 x 2.94 )

Double glazed window to side, spotlights, comprising wall and base fitted units with cupboards and drawers, built in Neff oven, built in Neff microwave, one and half sink bowl drainer unit with mixer tap over, plumbing for washing machine, Neff hob with cookerhood above, tiled splashback, tiled flooring, modern floor to ceiling radiator and a double glazed door going out to the sun room / dining room.

## Lounge

11'8" x 13'3" (3.57 x 4.04)

Coving, double glazed double width sliding patio doors to the rear going out to the sun room / dining room. Understairs cupboard, radiator and laminate flooring.

## Sun Room / Dining Room

18'0" x 12'2" (5.50 x 3.72)

Double glazed windows to the rear and side, spotlights, two radiators and tiled flooring with double glazed double width French style doors leading out to the rear garden.

## Landing

Double glazed window facing the front, carpet flooring, access to the loft, doors to bedrooms one, two and three and a storage cupboard.

## Bedroom One

9'4" x 10'5" (2.86 x 3.19)

Double glazed window facing the rear, coving built-in mirror sliding mirrored wardrobes, laminate flooring and a radiator.

## Bedroom Two

7'10" x 10'5" (2.39 x 3.20)

Double glazed window facing the rear, coving, radiator and carpet flooring.

## Bedroom Three

8'5" x 7'4" (2.59 x 2.24)

Double glazed window facing the front, built-in mirror sliding wardrobes, coving, laminate flooring and a radiator.

## Rear Garden

Fully enclosed south easterly rear garden on a corner plot position enclosed via panel fencing offering a large patio area to the side of the property, outside tap, raised

flowerbeds via railway sleepers, gate leading to the front garden, at the back of the garden is a pathway area and a step up via railway sleepers and a pathway leading to an outbuilding with grass either side.

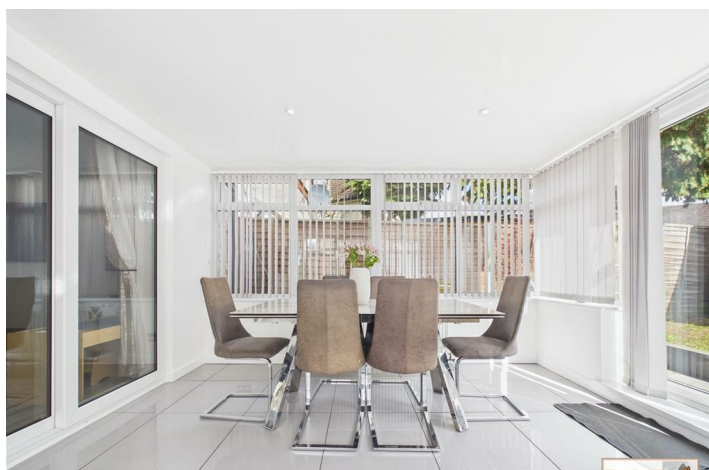
### **Garden Office**

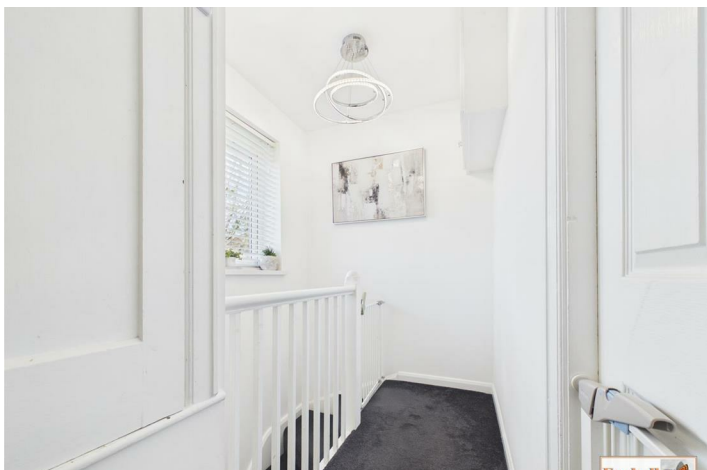
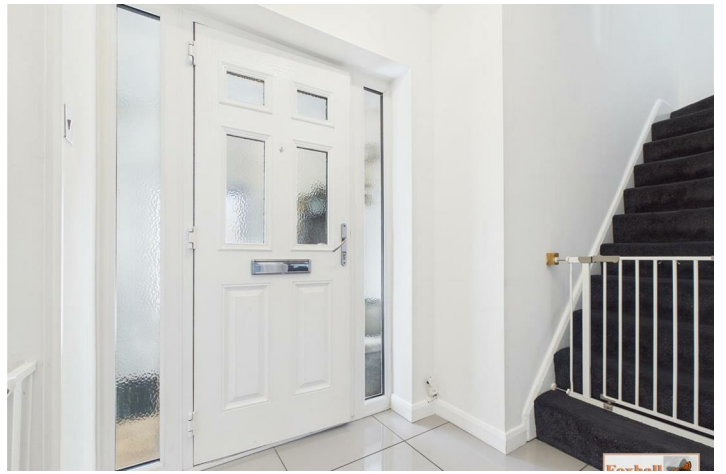
Currently being used as athletics studio salon / studio, spotlights, power, laminate flooring, work-surface and a door leading to a separate room used for storage with laminate flooring, power and lighting.

### **Agents Notes**

Tenure - Freehold

Council Tax Band - A







## Road Map



## Hybrid Map



## Terrain Map



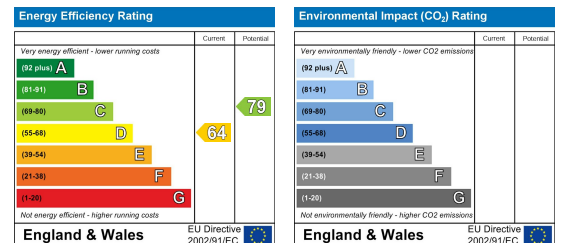
## Floor Plan



## 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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