

Foxhall



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Spring Road

East Ipswich, IP4 5NQ

Offers in excess of £170,000



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2



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Front Garden

Laid with block paving with access to a gate leading down a passageway to the rear garden.

Lounge

11'7" x 9'9" (3.53m x 2.97m)

Entry via a double glazed obscure door facing the front with a double glazed obscure window above, coving, double glazed window facing the front, built-in storage cupboard which also houses the gas meter and the electrical consumer unit, radiator and a door into the mid lobby.

Mid Lobby

2'8" x 2'2" (0.81m x 0.66m)

Access to the stairs and access to the dining room.

Dining Room

11'8" x 9'11" (3.56m x 3.02m)

Double glazed UPVC door facing the rear, coving, under stairs storage cupboard with a smaller cubby hole cupboard next to it, radiator and a door into the kitchen.

Kitchen

13'10" x 6'1" (4.22m x 1.85m)

Double glazed window facing the side, wall and base fitted units with cupboards and drawers, plumbing for a washing machine, built-in oven, electric hob with a cooker hood above, space for a fridge freezer, tiled splash-back, 1 1/2 stainless steel sink bowl and drainer unit with a mixer tap over, coving, spotlights, tiled flooring, stainless steel heated towel rail and a door to the ground floor shower room.

Ground Floor Shower Room

6'9" x 6'7" (2.06m x 2.01m)

Double glazed obscure window to the side, extractor fan, cupboard which houses the Ideal combi boiler, stainless steel heated towel rail, walk-in shower with

splash-back boarding, vanity unit which holds a wash hand basin with a mixer tap and a low-flush W.C. with splash-back boarding and tiled flooring.

Landing

Doors to bedrooms one and two with an internal single glass obscure window facing bedroom one.

Bedroom One

11'10" x 10'0" (3.61m x 3.05m)

Double glazed window facing the front, over stairs storage cupboard, coving and a radiator.

Bedroom Two

11'9" x 10'0" (3.58m x 3.05m)

Double glazed window facing the rear, access to the loft, coving, radiator and a door to bedroom three.

Bedroom Three

13'3" x 6'2" (4.04m x 1.88m)

Double glazed window facing the rear, coving and a radiator.

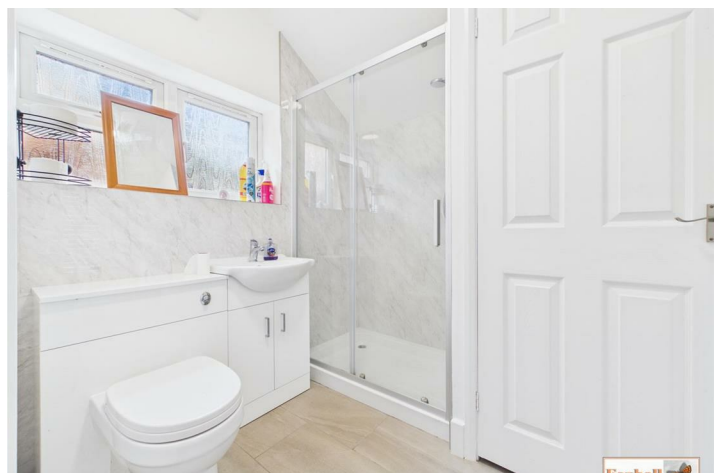
Rear Garden

Fully enclosed north facing rear garden enclosed by panel fencing with an outside tap and a gate leading to the passageway giving you access to the front.

Agents Notes

Tenure - Freehold

Council Tax Band - A





Road Map



Hybrid Map



Terrain Map



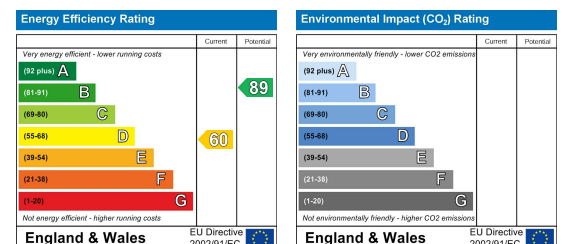
Floor Plan



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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