

Foxhall



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The Pastures

Rushmere St. Andrew, Ipswich, IP4 5UQ

Asking price £300,000



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Front Garden

Mainly laid to lawn with a path to the front door.

Entrance Hallway

Doors to the lounge, kitchen and downstairs W.C., stairs to the first floor, radiator and laminate flooring.

Lounge / Diner

22'7" x 11'10" (6.88m x 3.61m)

Front aspect double glazed window, rear aspect double glazed French doors going out to the garden, two radiators and laminate flooring.

Kitchen

11'2" x 9'1" (3.40m x 2.77m)

Base and eye-level units, rolled edge worktops with tiled splash-back, integrated electric oven and gas hob with stainless steel extractor over, integrated sink and drainer, integrated fridge freezer, space for a washing machine, wall mounted Baxi boiler, rear aspect double glazed door to the garden, rear aspect double glazed window and tiled flooring.

Downstairs W.C.

Low-level W.C., Wall mounted wash hand basin with a mixer tap, extractor fan and laminate flooring.

Landing

Doors to all bedrooms and the bathroom, loft access and carpet flooring.

Bedroom One

11'10" x 10'3" (3.61m x 3.12m)

Front aspect double glazed window, radiator and laminate flooring.

Bedroom Two

12'3" x 9'10" (3.73m x 3.00m)

Rear aspect double glazed window, radiator and laminate flooring.

Bedroom Three

11'2" x 9'1" (3.40m x 2.77m)

Rear aspect double glazed window, built-in storage cupboard, radiator and laminate flooring.

Bathroom

9'2" x 5'6" (2.79m x 1.68m)

P shaped bath with stainless steel mixer tap, riser, hand held shower attachment with glass shower screen, low-level W.C., wall mounted hand wash basin into vanity unit, stainless steel towel rail, front aspect frosted double glazed window, tiled walls and tiled flooring.

Rear Garden

Enclosed to panel fencing the south facing rear garden is mainly laid to lawn with patio area and gated rear access.

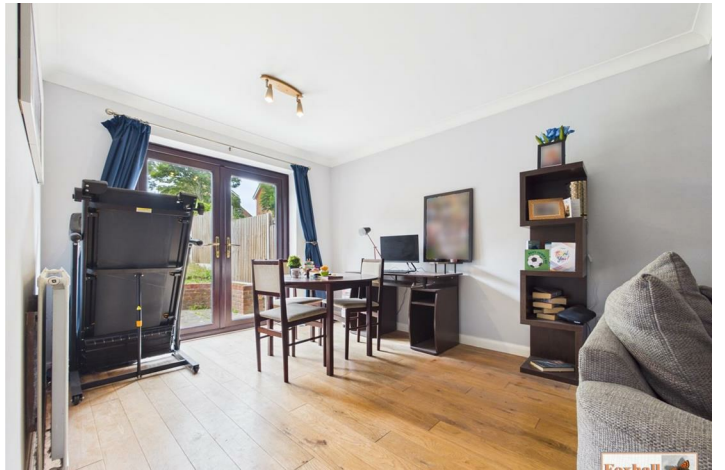
Garage & Parking

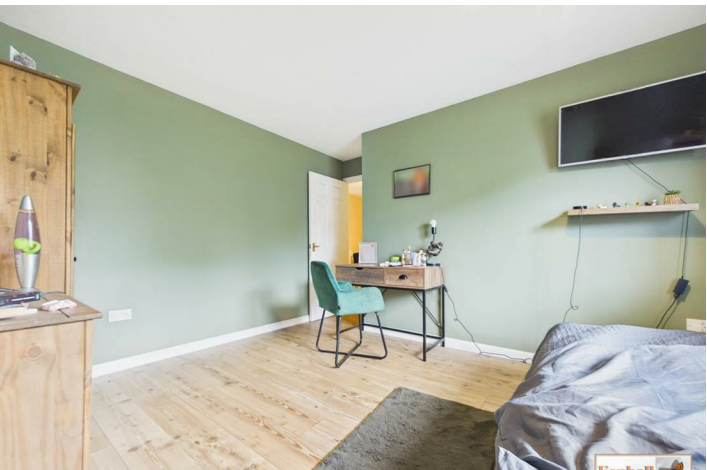
With up and over door with off-road parking to the front.

Agents Notes

Tenure - Freehold

Council Tax Band - C







Road Map



Hybrid Map



Terrain Map



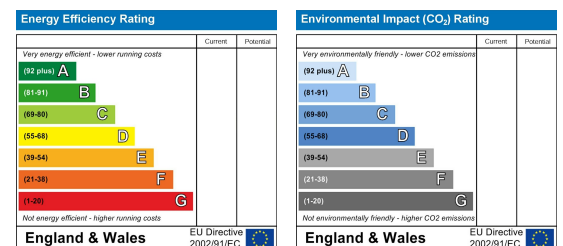
Floor Plan



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



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