

Foxhall



Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

01473 721133

info@foxhallestateagents.co.uk

Unit 4, Ropes Drive
Kesgrave IP5 2FU

01473 613296

www.foxhallestateagents.co.uk



Mildmay Road

South East Ipswich, IP3 9PG

Offers in excess of £200,000



Mildmay Road

South East Ipswich, IP3 9PG

Offers in excess of £200,000



Front Garden

Enclosed front garden partially enclosed by panel fencing and a mid height brick wall and there are double gates for entry, there is a side access down the side to a gate that leads to the rear garden. You have a garden that has potential for off-road parking just needing a drop kerb installed.

Entrance Hallway

Double glazed obscure door facing the front with double glazed windows facing the front around the door, high picture rails, wall mounted gas fire, storage cupboard housing the meters, access to the stairs, under stairs cupboard and doors to the lounge, dining room and the kitchen.

Lounge

11'8" x 10'7" (3.56m x 3.23m)

Double glazed bay window facing the front, high picture rails and a gas fire with a tiled background.

Dining Room

11'10" x 10'2" (3.61m x 3.10m)

Double glazed sliding patio doors to the rear, high picture rails and a gas fire with a tiled base and surround. (As you can see this room has just undergone maintenance and has had a new steel installed.)

Kitchen

8'9" x 6'0" (2.67m x 1.83m)

Double glazed window facing the rear, base level unit with a stainless steel single sink bowl and drainer unit with hot and cold taps, plumbing for a washing machine, space for an oven, tiled splash-back and a double glazed obscure door going out into the garden.

Landing

Double glazed obscure window to the side, access to the loft and doors to bedrooms one, two and three and the bathroom.

Bedroom One

11'10" x 10'9" (3.61m x 3.28m)

Double glazed bay window facing the front, natural wood flooring, high picture rails and a feature fireplace.

Bedroom Two

11'11" x 10'2" (3.63m x 3.10m)

Double glazed window facing the rear, natural wood flooring, high picture rails and a feature fireplace.

Bedroom Three

7'11" x 5'5" (2.41m x 1.65m)

Double glazed window facing the front and high picture rails.

Bathroom

6'1" x 6'0" (1.85m x 1.83m)

Double glazed obscure window facing the rear with wall mounted Main boiler, panel bath with hot and cold taps, pedestal wash hand basin with hot and cold taps, low-flush W.C. and tiled splash-back.

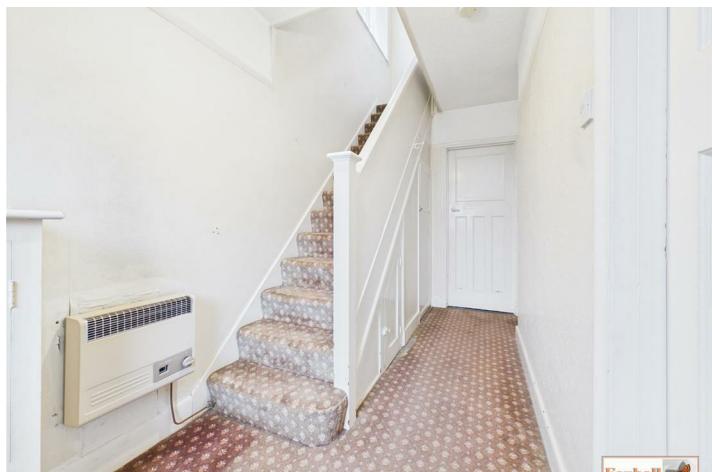
Rear Garden

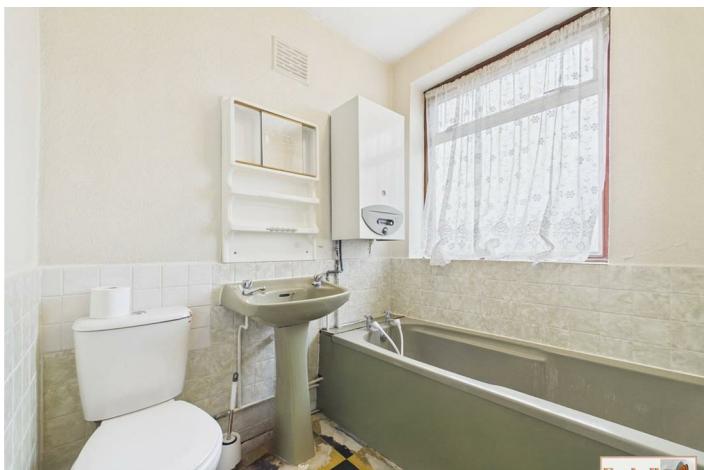
Fully enclosed un-overlooked southeast facing rear garden, mostly laid to lawn with a pathway, small patio area with a mixture of mature plants and trees for privacy and a passageway down the side which leads to a gate going to the front garden.

Agents Notes

Tenure - Freehold

Council Tax Band - B





Road Map



Hybrid Map



Terrain Map



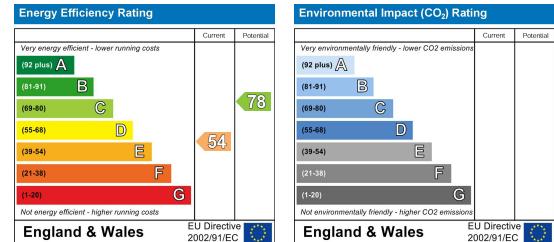
Floor Plan



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



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