



## Foxhall Road, Ipswich, £130,000



GRACE ESTATE AGENTS are delighted to present this first floor one bedroom flat located in the sought-after area of East Ipswich as an investment opportunity with tenants in situ. This well-maintained first floor one bedroom flat offers modern, low-maintenance living ideal for first-time buyers, downsizers, or investors alike.

The property features a bright and spacious open plan living area, creating a comfortable and versatile space for both relaxing and entertaining. The layout allows for a natural flow between the lounge, dining, and kitchen areas, enhancing the sense of space and light throughout.

The bedroom is generously sized, offering ample room for storage, while the bathroom is neatly appointed and practical in design.

Externally, the property benefits from one allocated parking space within a secure gated parking area, providing both convenience and peace of mind.

Conveniently located in East Ipswich, the flat offers easy access to local amenities, transport links, and the town centre, making it an excellent opportunity for those seeking comfort, security, and accessibility in a popular residential area.

- First Floor One Bedroom Flat
- One Allocated Parking Space In A Gated Parking Area
- East Ipswich
- Open Plan Living

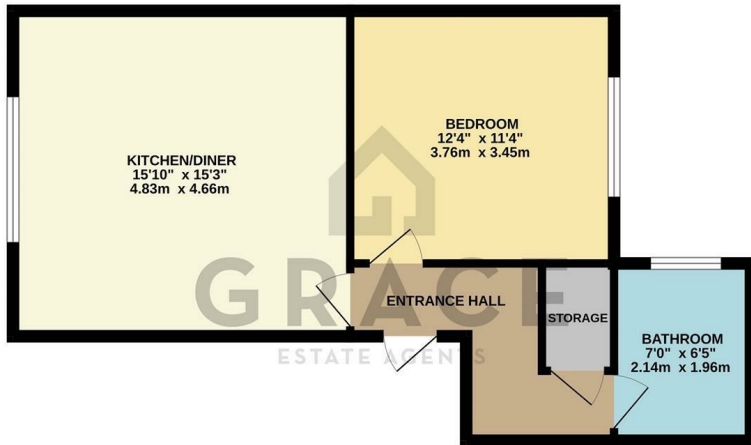
Asking price £130,000

### Viewing

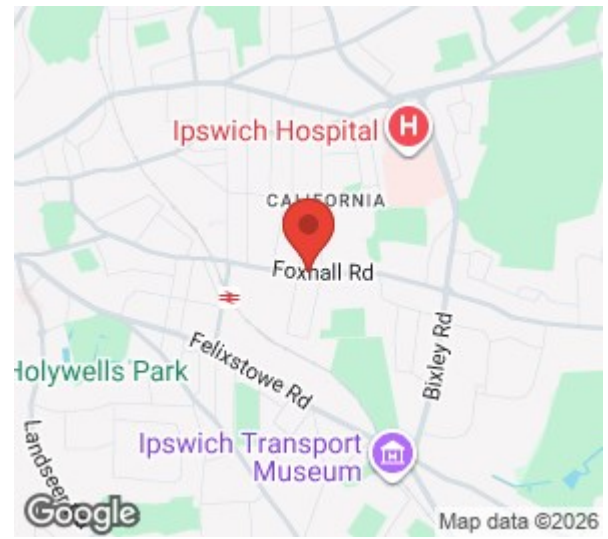
Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.



GROUND FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA: 520 sq.ft. (48.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-37) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	74
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-37) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	



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