Foxhall

Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

Unit 4, Ropes Drive
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk



Meridian Rise

East Ipswich, IP4 2GF

Offers in excess of £250,000

3 2 1 C





Meridian Rise

East Ipswich, IP4 2GF

Offers in excess of £250,000





Front Garden
Paved raised pathway to the front door, small area of lawn with mature shrubs and bushes and a block paved driveway to the side providing off road parking for one vehicle giving access to the garage.

Entrance Hallway
Doors to kitchen, lounge / diner and W.C., stairs to first floor with understairs storage cupboards, radiator and laminate flooring.

Kitchen / Diner
16'5" x 8'4" (5.00m x 2.54m)
Base and eye-level units with square edged worktops, integrated electric oven and gas hob with extractor over, integrated stainless steel sink and drainer, space for a fridge freezer, space for a washing machine, space for a tumble dryer, front aspect double glazed window, radiator and laminate flooring.

Lounge / Diner
15'5" x 11'3" (4.70m x 3.43m)
Rear aspect double glazed French doors into the garden radiator and laminate flooring.

Downstairs W.C.
5'10" x 3'0" (1.78m x 0.91m)
Low-level W.C., pedestal hand wash basin, front aspect frosted double glazed window, radiator and lamiante flooring.

Landing
Doors to all bedrooms and the bathroom, airing cupboard, access to the loft and carpeted flooring.

Bedroom One
8'8" x 8'4" (2.64m x 2.54m)
Rear aspect double glazed window, built-in wardrobes, radiator, carpeted flooring and door to the en-suite.

En-Suite Shower Room
7'4" x 3'10" (2.24m x 1.17m)
Shower cubicle with stainless steel fittings, tiled walls and glass shower screen, low-level W.C., pedestal hand wash basin, radiator, half-tiled walls and laminate flooring.

Bedroom Two
8'11" x 8'4" (2.72m x 2.54m)
Front aspect double glazed window, built-in wardrobes, radiator and carpeted flooring.

Bedroom Three
8'4" x 6'7" (2.54m x 2.01m)
Rear aspect double glazed window, radiator and carpeted flooring.

Bathroom
6'6" x 5'11" (1.98m x 1.80m)
Panel bath with stainless steel mixer taps and hand shower attachment, low-level W.C., pedestal wash hand basin, radiator, front aspect frosted double glazed window, half-tiled walls and laminate flooring

Rear Garden
Enclosed to fencing, mainly laid to lawn with a gated rear access.

Agents Notes
Tenure - Freehold
Council Tax Band - C

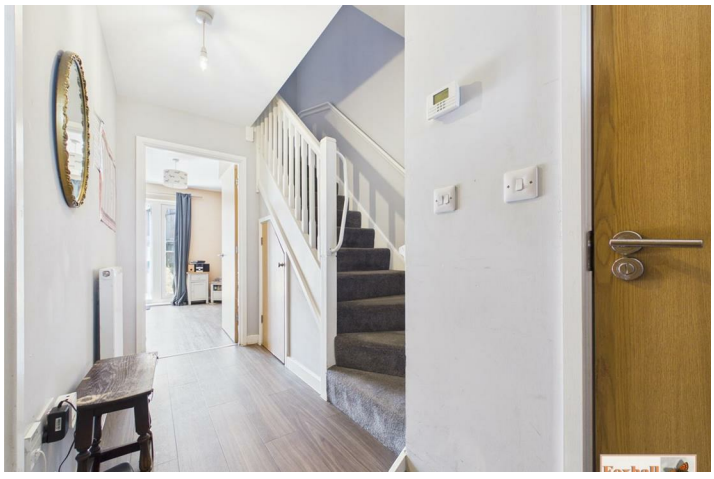




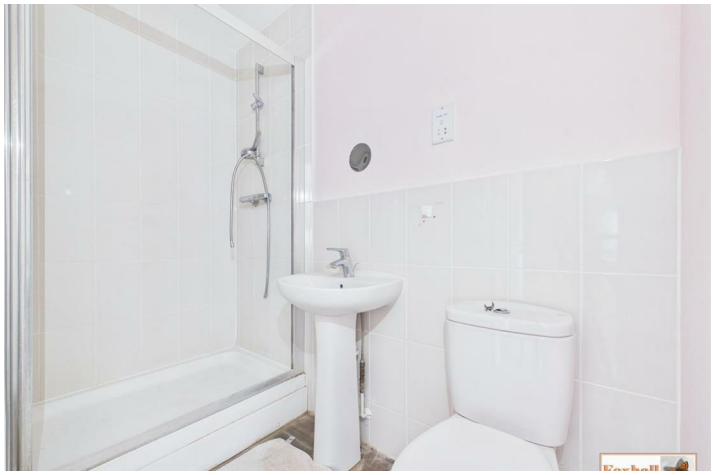

























Foxhall


Foxhall

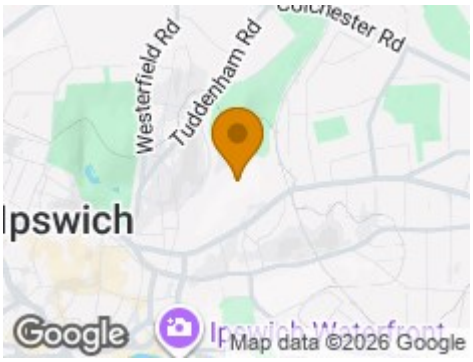
Road Map



Hybrid Map



Terrain Map



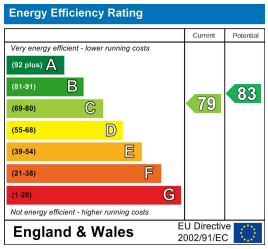
Floor Plan

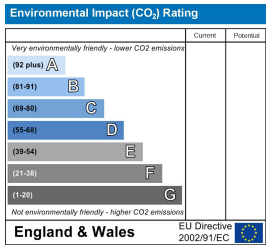


Viewing

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