

# Foxhall



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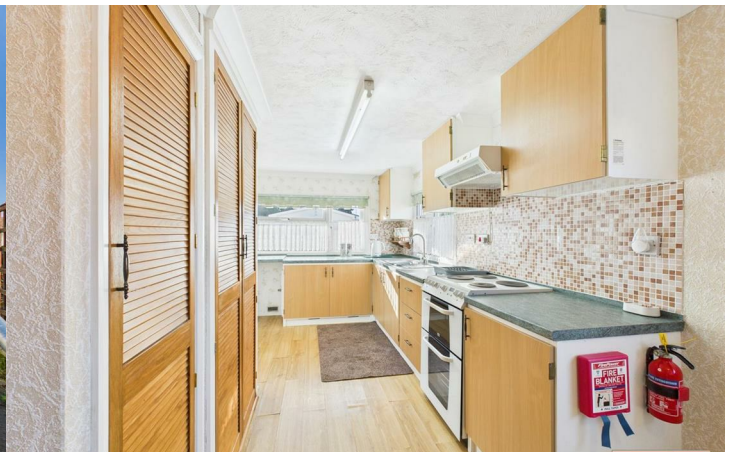
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## Heathlands Park, Foxhall Road

Rushmere St. Andrew, Ipswich, IP4 5TQ

Asking price £110,000



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## Front Garden

Front garden with some stone and paving slabs, a wheelchair accessible external ramp up to the front door.

## Reception Hall

Radiator, double glazed window to front, double doors to lounge and door to kitchen / dining area.

## Kitchen / Dining Area

19'0" x 6'0" (5.79m x 1.83m)

Kitchen Area - Comprising single drainer stainless steel sink unit with a mixer tap with cupboards under, roll top worksurfaces with drawers, cupboards and appliance space under, wall mounted cupboards over, louvre door cupboard housing the Viessmann boiler which we believe from the vendor was replaced in 2023, double glazed window to front and side, extractor fan, coved ceiling and through to the dining area.

Dining Area - Double glazed window to side, radiator, roll-top worksurfaces with cupboards under, aerial point. The table and chairs situated in the dining area we understand from the vendor will be staying.

## Lounge

17'9" x 10'10" (5.41m x 3.30m)

Double glazed window to side, radiator, fire surround with hearth and display shelving either side, electric fire, two freestanding corner cabinets which we believe from the vendor are to remain.

## Inner Hallway

Built-in storage cupboard with doors to bedrooms one and two and the shower room.

## Shower Room

6'6" x 5'4" (1.98m x 1.63m)

Shower, low-level W.C., pedestal wash hand basin, radiator and obscure double glazed window to side.

## Bedroom One

12'3" x 9'3" (3.73m x 2.82m)

Double glazed window to rear with fitted wardrobes with top cupboards over, dressing area and a radiator.

## Bedroom Two

10'7" x 9'2" (3.23m x 2.79m)

Double glazed window to rear, radiator, coved ceiling and freestanding wardrobes to remain.

## Outside

As previously mentioned the property enjoys the benefit of a wraparound gardens to all four side of the property with a low maintenance lawn area with some mature shrubs and hedges with a garden shed and a patio area.

## Agents Notes

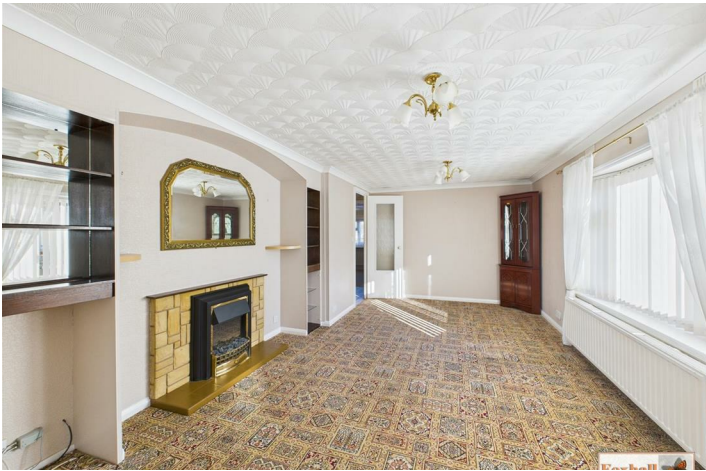
Tenure - Freehold

Council Tax Band - A

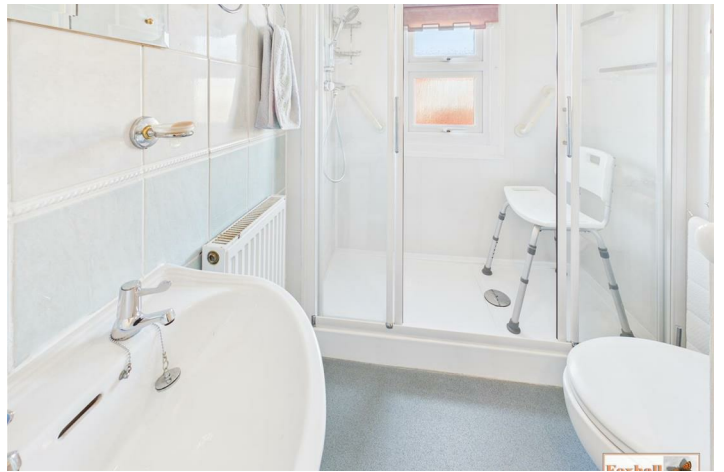
Any potential purchaser will need to pay a 10% fee to the site office upon purchase and also the sale of the property.

Please note the pitch fee commencing 1st May 2025 is £265.74











Road Map



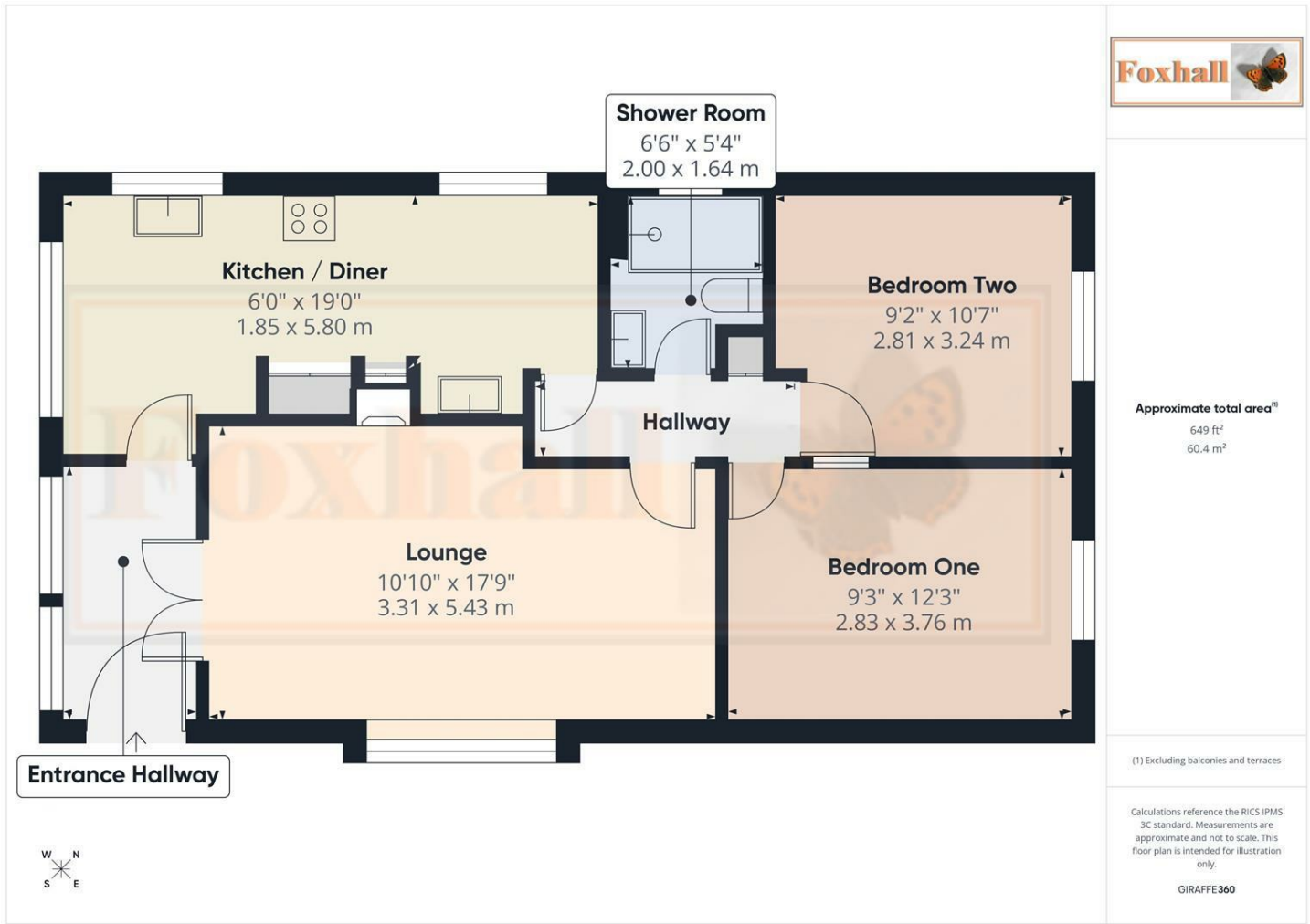
Hybrid Map



Terrain Map



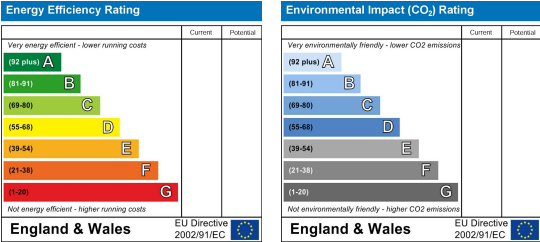
Floor Plan



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.