

# Foxhall



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## Kemball Street

East Ipswich, IP4 5EE

Guide price £225,000



3



1



2



C



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## Front Garden

Hardstanding with drop kerb suitable for off road parking for one vehicle, access to front door and open porch with attractive tiles.

## Entrance Hallway

Door into hallway, wood flooring, original corbels, radiator, stairs up and door to dining room.

## Lounge

10'11" x 10'5" (3.33m x 3.18m)

Double glazed window to the front with fitted blinds, radiator, carpet flooring, coving and aerial point.

## Dining Room

13'8" x 10'9" (4.17m x 3.28m)

Wood flooring, UPVC French doors to rear garden, archway through to kitchen, alcove under the stairs suitable for a study / office area, radiator and bespoke shelving, further archway through to the lounge.

## Kitchen

9'11" x 8'10" (3.02m x 2.69m)

Comprising of wall and base units and cupboards and drawers under and work-surfaces over, stainless steel one and a half sink bowl drainer unit, freestanding oven and stainless steel extractor over, space for a full height fridge / freezer, space and plumbing for a washing machine, double glazed window to side, splash-back tiling and vinyl flooring. Cupboard housing the wall mounted boiler which is regularly serviced.

## Bathroom

8'5" x 5'10" (2.57m x 1.78m)

Modern bathroom with vanity wash hand basin unit incorporating a low flush W.C. with concealed back, panelled p shaped bath with fixed shower screen and shower over, tiled walls, tiled floor, heated towel rail and extractor fan. Obscure double glazed window to rear.

## Landing

Doors to bedrooms one, two and three and an airing cupboard with shelving, access to the loft.

## Bedroom One

13'10" x 10'11" (4.22m x 3.33m)

Two double glazed windows to the front with fitted blinds, radiator and carpet flooring.

## Bedroom Two

10'10" x 8'6" (3.30m x 2.59m)

Double glazed window to rear with fitted blinds, radiator and carpet flooring.

## Bedroom Three

9'11" x 8'10" (3.02m x 2.69m)

Double glazed window to the rear, fitted blind, radiator and new carpet flooring.

## Rear Garden

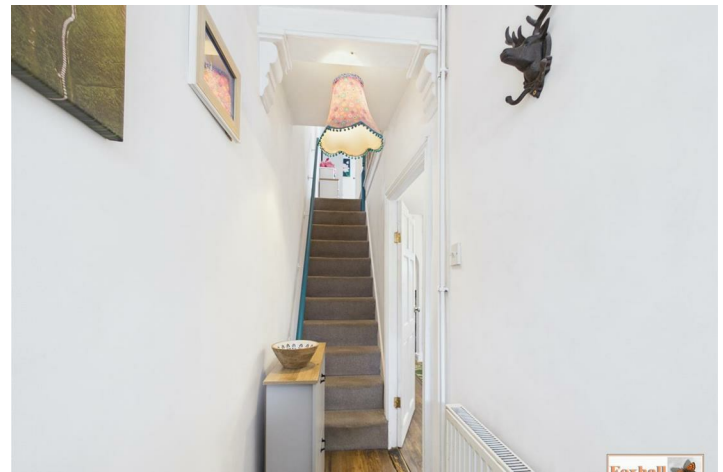
13'11" x 44'7" (4.260 x 13.6)

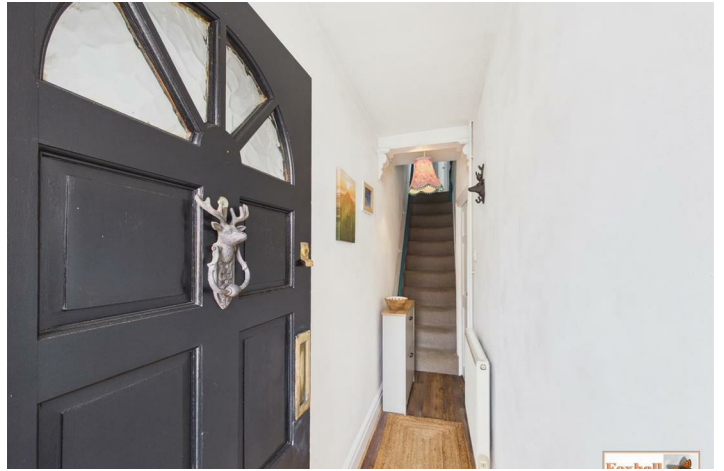
Pathway to the rear, pedestrian gate to the rear, small patio area suitable for bin and bike storage, shed to stay, mainly laid to lawn with flower borders with mature shrubs and bulbs, further patio area outside the rear access suitable for alfresco dining.

## Agents Notes

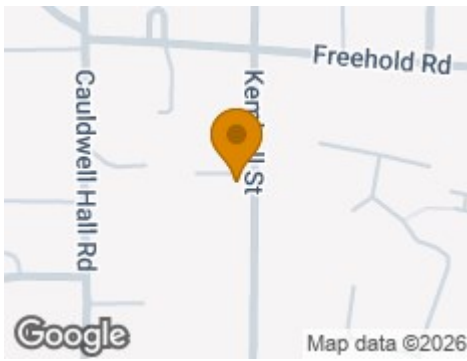
Tenure - Freehold  
Council Tax Band - B







## Road Map



## Hybrid Map



## Terrain Map



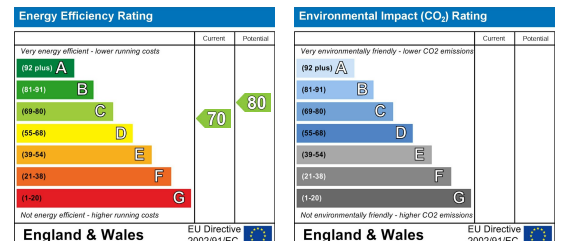
## Floor Plan



## 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



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