

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



Henslow Road

East Ipswich, IP4 5EG

Guide price £210,000



Henslow Road

East Ipswich, IP4 5EG

Guide price £210,000



Front Garden

Off road parking suitable for one vehicle and access to the front door.

Lounge

11'4" x 10'5" (3.45m x 3.18m)

Carpet flooring, double glazed window to the front, UPVC double glazed door to the front, fireplace with tiled hearth and tiled surround, radiator, aerial point and door through to the dining room.

Dining Room

11'3" x 10'3" (3.43m x 3.12m)

Door to the kitchen and door to the upstairs, double glazed window to the rear, radiator and carpet flooring.

Kitchen

11'3" x 6'8" (3.43m x 2.03m)

Comprising of wall and base units with cupboards and drawers under, work surfaces over, splash-back tiling, freestanding gas oven, space and plumbing for a washing machine, space for a slimline full height fridge freezer, stainless steel sink and drainer unit with a mixer tap over, double glazed window to the side, vinyl flooring, UPVC double glazed pedestrian door to the side, understairs cupboard suitable for storage and a door leading to the lobby.

Rear Lobby

2'7" x 2'5" (0.79m x 0.74m)

Vinyl flooring, doors to the bathroom and separate W.C.

Bathroom

6'11" x 4'6" (2.11m x 1.37m)

Panelled bath with hot and cold taps and a Triton Enrich electric shower, pedestal wash handbasin, radiator, obscured double glazed window to the rear, tiled walls and vinyl flooring.

Separate W.C.

3'7" x 2'7" (1.09m x 0.79m)

Low flush W.C. vinyl flooring, obscured double glazed window to the side and fully tiled walls.

Landing

Doors to bedrooms one, two and three, small loft access, access to the fuse board and carpet flooring.

Bedroom One

11'4" x 10'4" (3.45m x 3.15m)

Two double glazed windows to the front, Victorian style fireplace, carpet flooring and a radiator.

Bedroom Two

10'4" x 8'5" (3.15m x 2.57m)

Double glazed window, radiator and carpet flooring.

Bedroom Three

8'6" x 6'9" (2.59m x 2.06m)

Double glazed window to the rear, radiator, carpet flooring and a wall mounted combination Baxi boiler.

Rear Garden

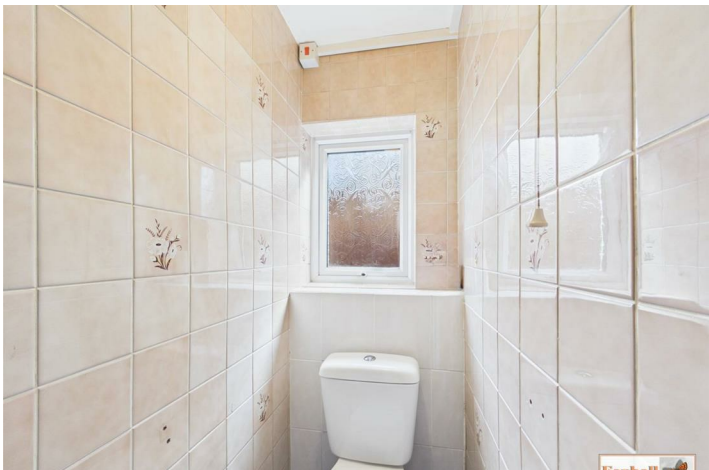
14'3" x 35'0" (4.351 x 10.69)

Outside tap, pathway to the rear with a pedestrian gate to access the alleyway behind. Mainly laid to lawn with a small shed to stay.

Agents Notes

Tenure - Freehold

Council Tax Band - A





Road Map



Hybrid Map



Terrain Map



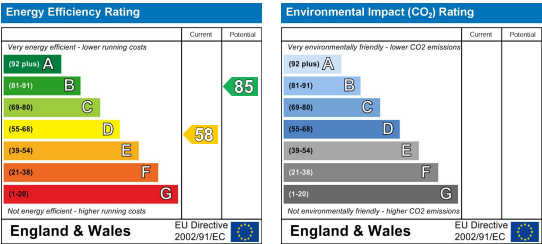
Floor Plan



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.