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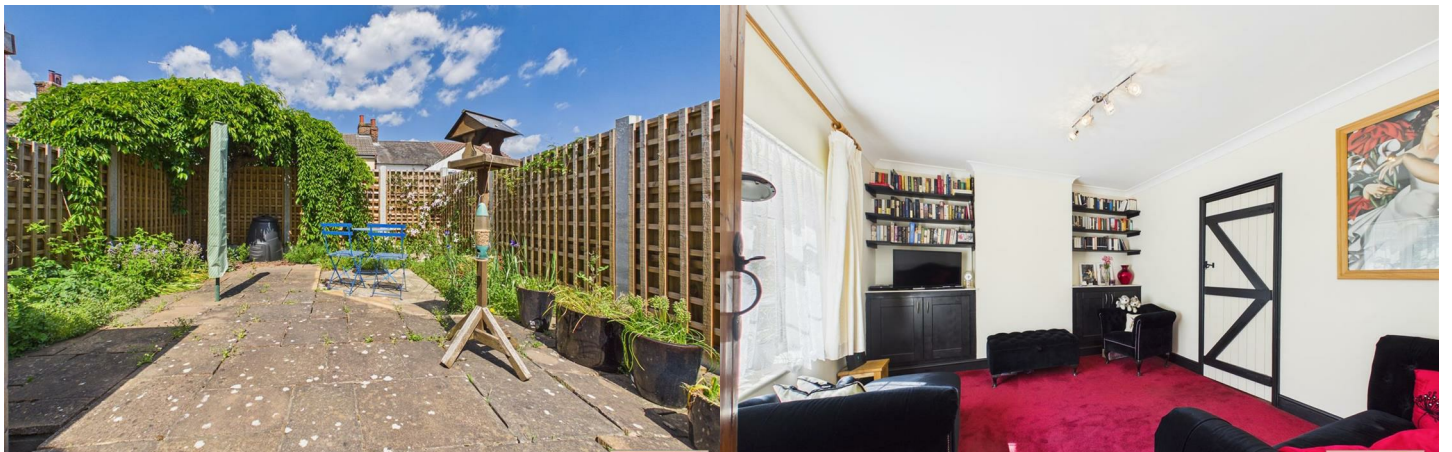
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Little Croft Street

South Ipswich, IP2 8EE

Offers in excess of £190,000



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Front Garden

Pathway to the front door and mature hedging.

Porch

UPVC and double glazed door into the porch, tiled flooring, radiator, light and door into the lounge.

Lounge

13'2" x 11'5" (4.01m x 3.48m)

Carpet flooring, coving, double glazed raised bay window to the front, phone point, aerial point, bespoke storage cupboards either side of the chimney breast, radiator and door to the dining room.

Dining Room

12'9" x 8'9" (3.89m x 2.67m)

Carpet flooring, double glazed window to the rear, stairs up to the first floor, radiator, door to the larder, door to the W.C., fitted cabinets providing lots of extra storage and display areas and an archway through to the kitchen.

Larder

7'1" x 2'10" (2.16m x 0.86m)

Light, shelving, storage, tiled flooring and door to the downstairs W.C.

Downstairs W.C.

Low-flush W.C., tiled flooring, vanity wash hand basin, splash-back tiling, double glazed window to the side and a light.

Kitchen

9'10" x 7'0" (3.00m x 2.13m)

Comprising of wall and base fitted units with cupboards and drawers under, worksurfaces over, Asterite Franke sink bowl drainer unit with a mixer tap over, double glazed window to side with fitted roller blind, splash-back tiling, space and plumbing for a washing machine,

five ring Rangemaster gas cooker (can be negotiated), space for a full height fridge freezer, cupboard housing the Vaillant boiler (installed 5-6 years ago and regularly serviced), UPVC and double glazed door pedestrian door with fitted roller blinds to the rear garden and tiled floor.

Bedroom One

16'6" x 11'4" (5.03m x 3.45m)

Double glazed window to the front, carpet flooring, radiator and aerial point.

Landing/Bedroom Two

13'2" x 8'11" (4.01m x 2.72m)

Door to the bathroom, door to bedroom one, walk-in storage cupboard, radiator, double glazed window to the side and rear, light, carpet flooring, radiator, cupboard housing the electric fuse board and access to the loft which has a pull down ladder, partially boarded and has a light. This area would have originally been a second bedroom with the bathroom off the room. If new owners wanted to re-install a stud wall this could be achieved again.

Bathroom

9'7" x 6'9" (2.92m x 2.06m)

Four piece bathroom with lovely freestanding clawfoot bath, large walk-in shower cubicle, pedestal wash hand basin, low-flush W.C., splash-back tiling, vinyl floor, double glazed obscure window to side with fitted blind and a heated towel rail.

Rear Garden

19'4" x 39'4" (5.9 x 12)

Low maintenance rear garden with patio area with borders mature planting and a tree, pedestrian gate to the side and front, door to the outside toilet, shed to stay approx. 6'x8' and outside wooden pergola.

Outside W.C.

3'11" x 3'0" (1.19m x 0.91m)

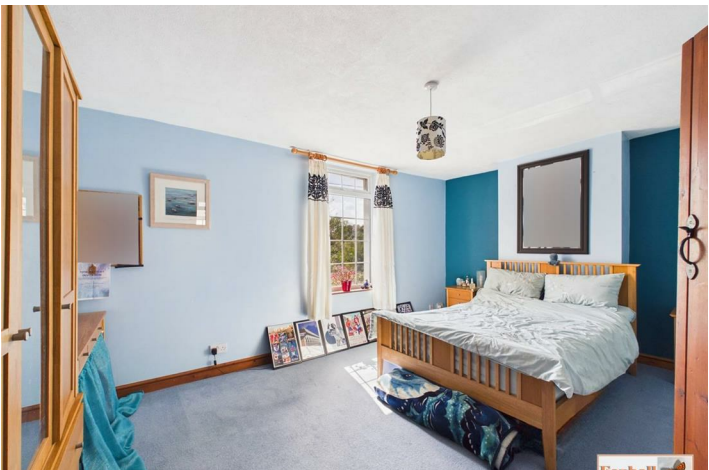
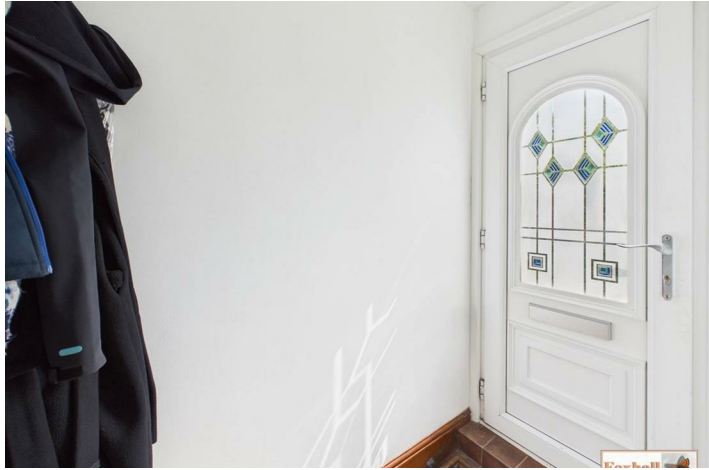
With a low-flush W.C, wash hand basin, splash-back tiling, light, glazed window and a wall mounted electric heater.

Agents Notes

Tenure - Freehold

Council Tax Band - B









Road Map



Hybrid Map



Terrain Map



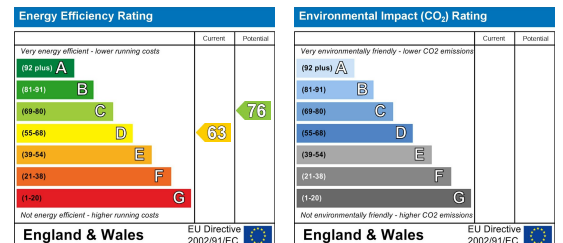
Floor Plan



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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