

# Foxhall



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## York Road

East Ipswich, IP3 8BX

Guide price £250,000





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NO CHAIN INVOLVED - SITUATED IN HIGHLY SOUGHT AFTER EAST IPSWICH LOCATION - TWO DOUBLE BEDROOMS - SEMI-DETACHED HOUSE - ORIGINAL FEATURES WITH MODERN ACCENTS INCLUDING INTEGRATED APPLIANCES - OFF ROAD PARKING - LOW MAINTENANCE FRONT AND REAR GARDENS - ALPHA COMBI BOILER 4-5 YEARS OLD RECENTLY SERVICED - DOUBLE GLAZED WINDOWS AND DOORS - COPLESTON HIGH SCHOOL CATCHMENT AREA

Foxhall estate agents are delighted to offer for sale this two bedroom semi detached house with parking in popular East Ipswich location.

The property comprises two generous double bedrooms, family bathroom, lounge diner through room, kitchen, downstairs W.C.

The property also benefits from a handy utility lobby area and a handy porch, light entrance hallway with original features. Together with a low maintenance front garden with off road parking and a large low maintenance rear garden, this property is an ideal purchase for a first time buyer, investor, downsizer and much more.

The current owner has kept many of the original features and enhanced the same such as the Victorian fireplaces, high skirting boards, picture rails, corbells and incorporated modern accents such as spotlights, integrated appliances and modern flooring.

There is central heating via a wall mounted combination boiler approx 4/5 years old and recently serviced and radiators, the property also benefits from double glazed windows and doors.

Ipswich's popular east location offers a range of local

amenities including supermarkets, easy access to town centre and waterfront, good school catchments (subject to availability) and access onto the A12 / A14.

In the valuer's opinion an early internal viewing is highly advised.

## Front Garden

Metal gate and fence, lawn area, path to front door, shingle drive way to side with parking for one car, path to the rear garden for pedestrian and storage for bikes and bins.

## Porch

Entrance door into to entrance porch, light, original tiles and a door to the entrance hall.

## Entrance Hallway

Entrance door, inset mat, radiator, original corbells, high skirting boards, stairs to the first floor and door to the lounge diner, smoke alarm.

## Lounge / Dining Room

22'6 x 12'1 (6.86m x 3.68m)

Lounge - Double glazed window to the front, high skirting boards, picture rails, upright radiator, aerial point, spotlights and wall lights there is an archway leading to the dining area.

Dining Area - Laminate flooring, high skirting boards, picture rails, Double glazed window to the rear,, spotlights, cupboard under the stairs, radiator and door to the kitchen.

## Kitchen

10'1 x 6'11 (3.07m x 2.11m)

Comprises of wall and base units with cupboards and drawers under and worksurfaces over, ceramic sink bowl drainer unit with mixer tap over, inset John Lewis induction hob, inset integrated electric oven, extractor fan,

integrated Bosch microwave, spotlights, splashback tiling, integrated bin storage and integrated AEG dishwasher, integrated fridge and freezer. Tall larder cupboard, wall mounted Alpha combination boiler approximately 4/5 years old. Double glazed window and door to the side, laminate flooring and door through to the utility lobby.

### Utility Lobby

5'8 x 2'8 (1.73m x 0.81m)

Laminate flooring, radiator, obscured double glazed window to the side, space and plumbing for a washing machine, space for a tumble dryer, storage units and spotlights and door to downstairs cloakroom (W.C)

### Downstairs Cloakroom

5'11 x 2'10 (1.80m x 0.86m)

Low flush W.C, splashback tiling, wash hand basin, panelled walls, laminate flooring, spotlights, obscured double glaze window to the side and radiator

### Bedroom One

14'9 x 10'10 (4.50m x 3.30m)

Two double glazed windows to the front, with slated blinds, Victorian feature fireplace, carpet flooring, high skirting boards, picture rails, spotlights, radiator (large set of wardrobe's potentially to stay)

### Bedroom Two

10'10 x 10' (3.30m x 3.05m)

High skirting boards, picture rails, spotlights, double glazed windows to the rear, Victorian feature fireplace, carpet flooring.

### Bathroom

9'11 x 6'11 (3.02m x 2.11m)

Panelled bath with mixer tap over, shower with hand held and rainfall shower over, low flush W.C, vanity wash hand basin, laminate flooring. obscured double glazed window to the rear, high skirting boards, splashback tiling, spotlights and radiator.

### Landing

Carpet flooring, high skirting, smoke alarm, spotlights, loft access, storage cupboard with plenty of storage. Doors to bedroom one, bedroom two and the bathroom.

### Rear Garden

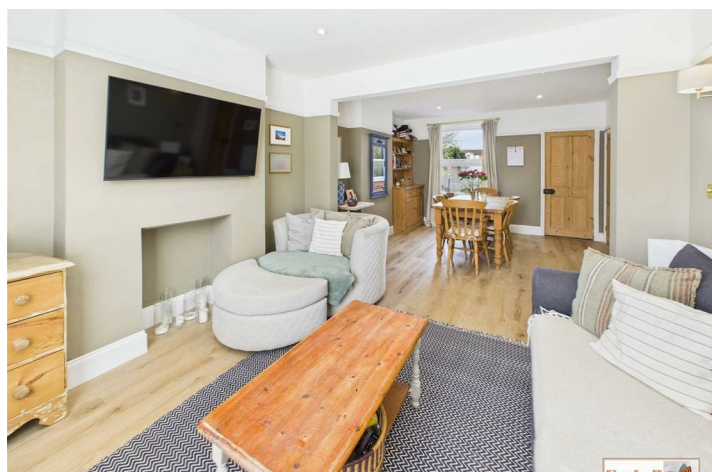
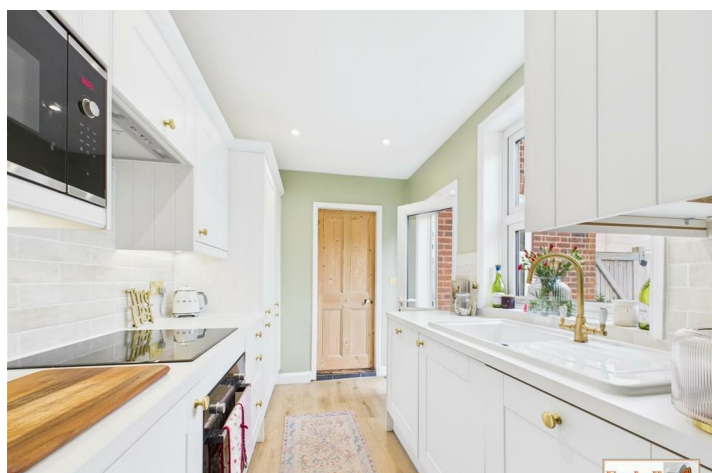
25'2" x 67'3" (7.678 x 20.5)

Pedestrian access via the front, hard standing suitable for Al fresco dining, leading to a fully enclosed garden mainly laid to lawn with a border to one side with plants shrubs bulbs and trees. Shed to stay approx 5 x 7' Apple and Cherry tree in the garden.

### Agents Notes

Tenure - Freehold

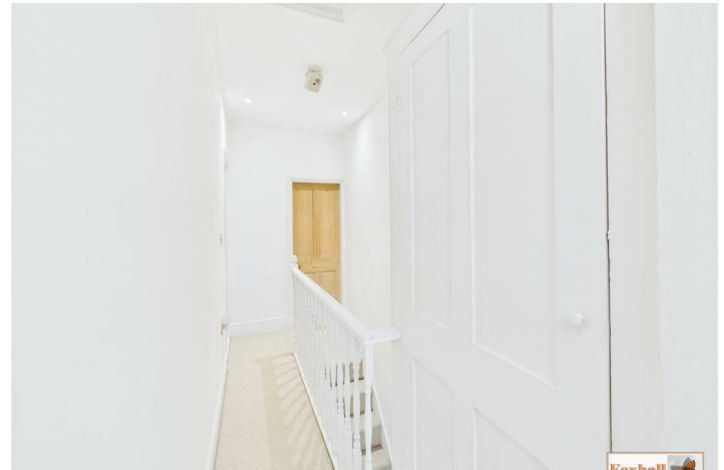
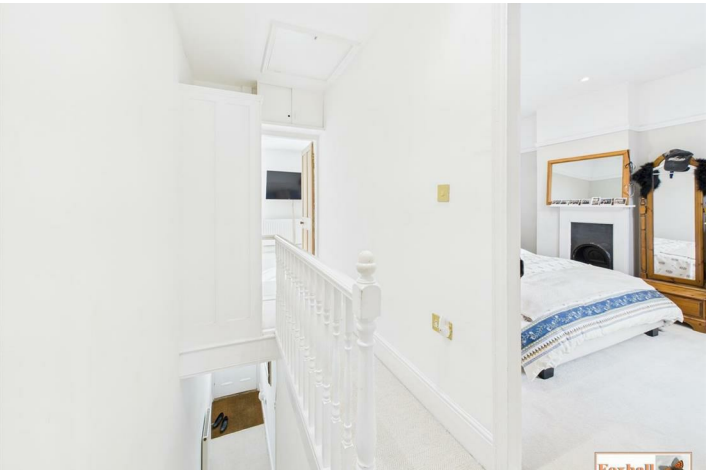
Council Tax Band - B

















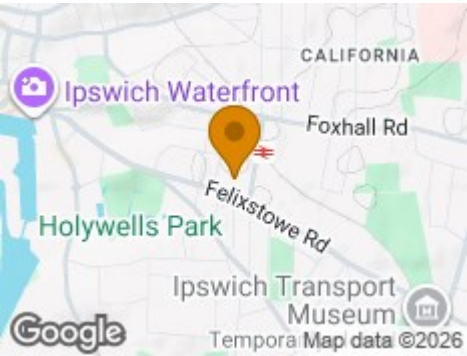
Road Map



Hybrid Map



Terrain Map



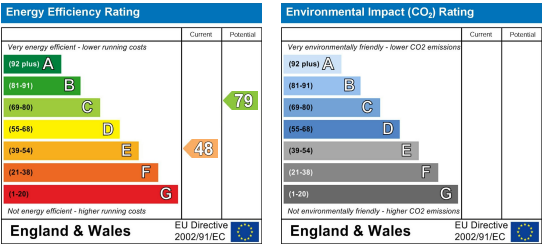
Floor Plan



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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