

Foxhall



Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

01473 721133

info@foxhallestateagents.co.uk

Unit 4, Ropes Drive
Kesgrave IP5 2FU

01473 613296

www.foxhallestateagents.co.uk



Clapgate Lane

South East, Ipswich, IP3 0RB

Asking price £285,000



Clapgate Lane

South East, Ipswich, IP3 0RB

Asking price £285,000



Front Garden

Concrete imprinted driveway providing off-road parking with borders either side with hedging, gate to the side of the entrance door leading out to a pedestrian access around to the rear of the property.

Entrance Hall

Entrance door into entrance hall, radiator, cupboard under the stairs, double glazed window to the side, burglar alarm panel, stairs off and doors to kitchen and dining area.

Dining Area

20'4" x 8'9" (6.20m x 2.67m)

Light Oak style flooring, radiator, double glazed French style doors to the outside and through to the kitchen and lounge.

Lounge

12'1" x 10'3" (3.68m x 3.12m)

Double glazed bay window to front, radiator, attractive fire surround with backing and hearth coal effect fire, shelving into recess, picture rail and light oak style flooring.

Kitchen

13'8" x 7'5" (4.17m x 2.26m)

Well fitted comprising double bowl glazed sinks with a mixer tap with obscure double glazed window to side over, excellent range of roll-top worksurfaces with drawers cupboards and wall mounted cupboards over, NEFF double oven, upright with shelf pull out, water softener, five ring hob with extractor over, integrated dishwasher, space for a fridge freezer, downlighters and door to the utility room.

Utility Room

7'5" x 3'2" (2.27 x 0.99)

Wall mounted Vaillant boiler and a double glazed door to outside.

Landing

Obscure double glazed window to side, picture rail and doors to all bedrooms and the bathroom.

Bedroom One

11'2" x 10'5" (3.40m x 3.18m)

Double glazed bay window to the front, radiator with cover and stripped floorboards.

Bedroom Two

11'1" x 11'1" (3.40 x 3.38)

Double glazed window to rear, picture rail, access to the loft (which we understand from the vendor is majority boarded and has a ladder).

Bedroom Three

7'4" x 5'11" (2.25 x 1.81)

Double glazed window to front, radiator and picture rail.

Bathroom

5'11" x 5'7" (1.82 x 1.72)

Panel bath with mixer tap and shower attachment, pedestal wash hand basin with a mixer tap, low-level W.C., obscure double glazed window to rear and a heated towel rail.

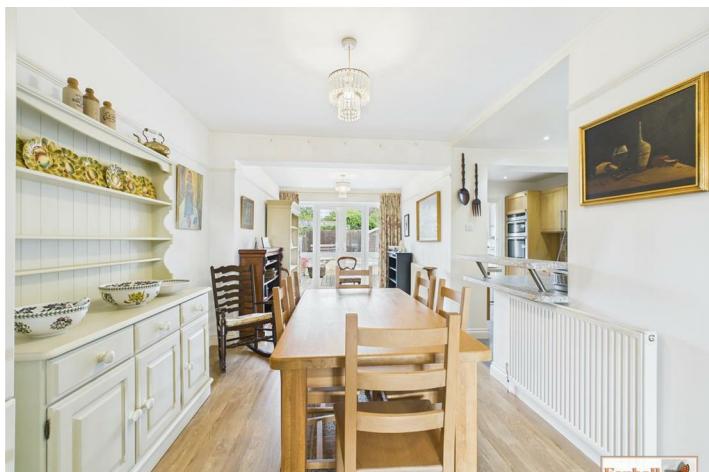
Rear Garden

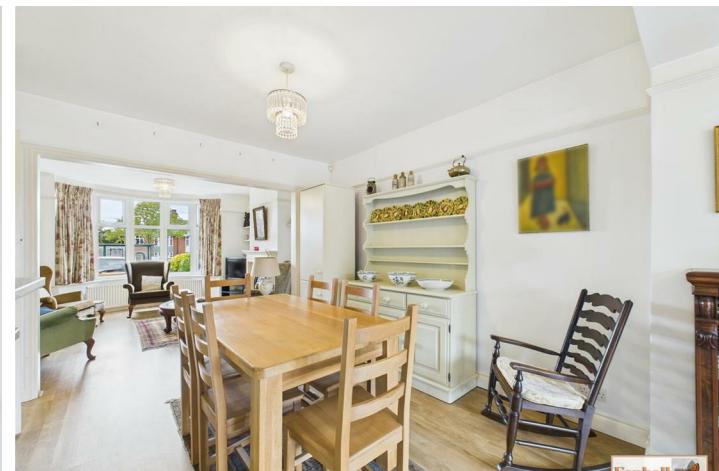
Fully enclosed by timber fencing, of a low maintenance design with circular feature in the middle of the garden, large areas of shingle with decking immediately behind the property.

Agents Notes

Tenure - Freehold

Council Tax Band - C



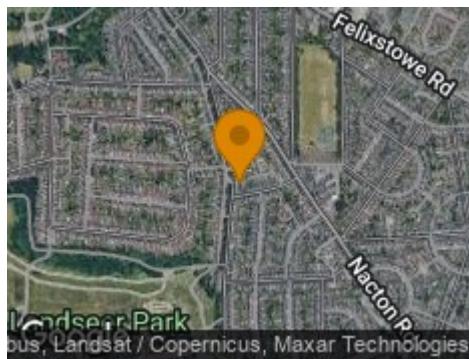




Road Map



Hybrid Map



Terrain Map



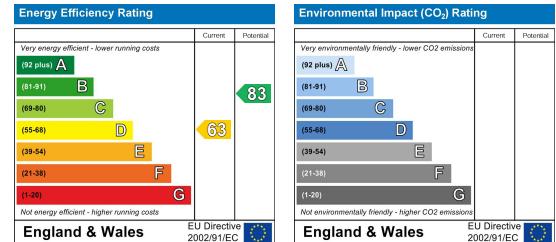
Floor Plan



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.