

Foxhall



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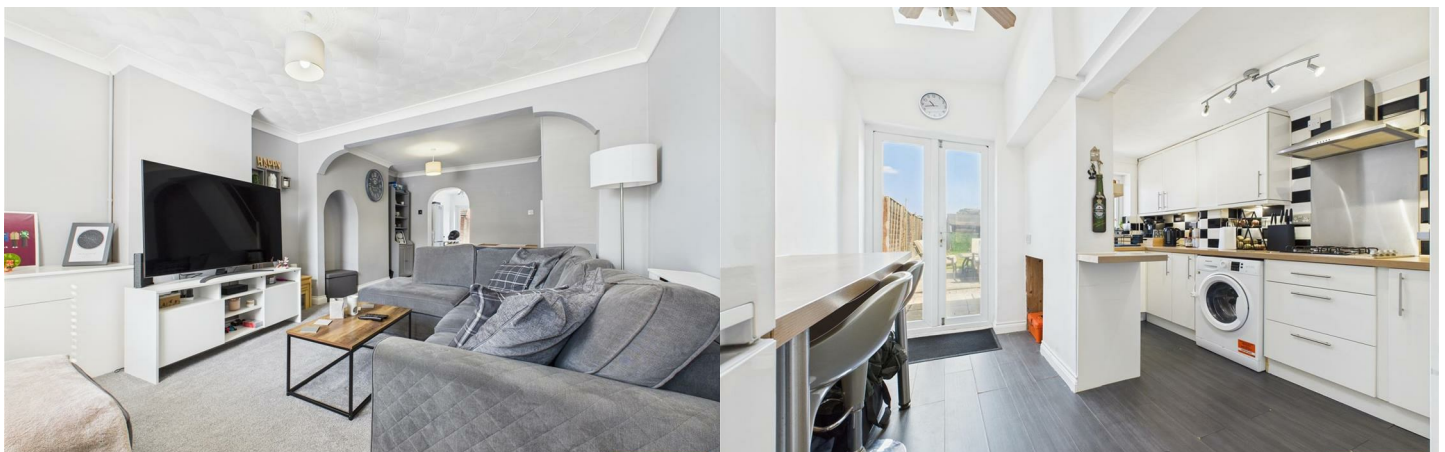
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Belvedere Road

East Ipswich Ipswich, IP4 4AB

Offers in excess of £210,000



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POPULAR EAST IPSWICH LOCATION - TWO BEDROOM MID TERRACE HOUSE - ENTRANCE PORCH - OPEN PLAN KITCHEN/BREAKFAST ROOM - LARGE LOUNGE/DINER - TWO BEDROOMS - FIRST FLOOR BATHROOM - SUNNY ENCLOSED FRONT & REAR GARDEN.

****Foxhall Estate Agents**** are delighted to offer for sale this two bedroom mid terrace house situated in the popular East of Ipswich. The property boasts a large lounge diner, open plan kitchen/breakfast room with breakfast bar, two bedrooms, first floor bathroom, entrance porch and enclosed front and rear gardens.

Ipswich's East area offers plenty of amenities including supermarkets, access to local bus routes, good school catchment (subject to availability), close to Derby Road train station, access to Ipswich hospital, easy access to A12/A14.

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

Front Garden

Enclosed front garden via a low height brick wall and a gate, mostly laid with patio slabs with shingle slate border and access to the entrance porch.

Entrance Porch

4'4" x 2'11" (1.32m x 0.89m)

Entry via a double glazed door facing the front with a double glazed obscure window to the side, tiled flooring, tiled skirting and a wooden internal door with single glazed windows entering the lounge/diner.

Lounge/Diner

21'3" x 12'3" (6.48m x 3.73m)

Double glazed window facing the front, two radiators, access to the stairs, coving and an archway access to the open plan kitchen/breakfast room.

Kitchen/Breakfast Room

11'11" x 11'7" (3.63m x 3.53m)

Double glazed window to the rear, two skylights, breakfast bar that seats three comfortably, space for a fridge, wall and base units with cupboards and drawers, built in oven and grill, four ring stainless steel gas hob with a cooker hood above with stainless steel splashback, space and plumbing for a washing machine, stainless steel single sink bowl and drainer unit, tiled splashback, coving, laminate flooring and a radiator

Landing

Access to the loft which has no ladder, no boarding or a light, coving, radiator, storage cupboard, doors to bedroom one, bedroom two and the bathroom.

Bedroom One

12'1" x 10'7" (3.68m x 3.23m)

Double glazed window facing the front, coving and a radiator.

Bedroom Two

10'1" x 6'4" (3.07m x 1.93m)

Double glazed window facing the rear, coving, radiator and laminate flooring.

Bathroom

7'9" x 5'9" (2.36m x 1.75m)

Double glazed obscure window facing the side, wall mounted Platinum BAXI boiler fitted in May 2017

regularly serviced, panel bath with mixer taps and a shower attachment over with a glass swing screen, pedestal wash hand basin with hot and cold taps, low flush W.C, stainless steel heated towel rail, laminate flooring and fully tiled walls.

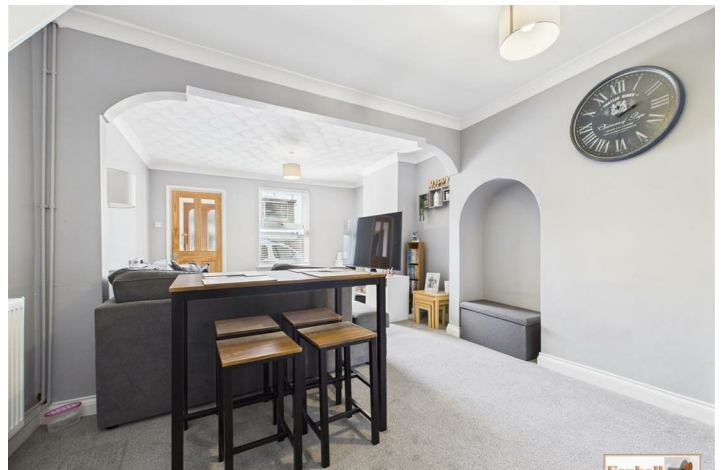
Rear Garden

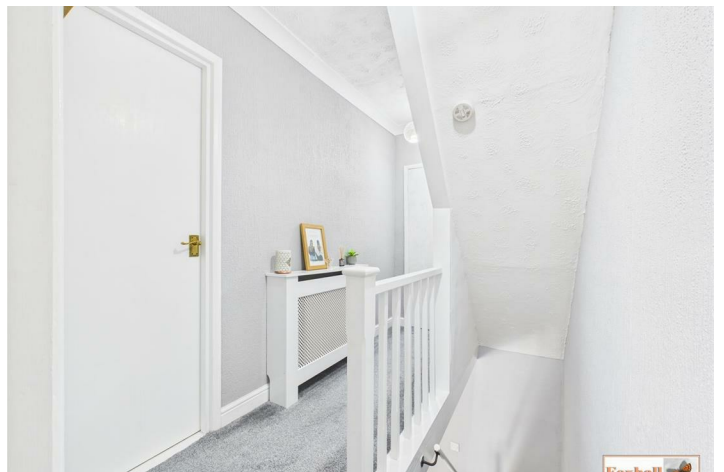
Fully enclosed East facing sunny rear garden with a patio area, mostly laid to lawn with a pathway, shed to the rear and a rear gate to a passageway with shingle and slate borders. Outside tap and access to power and lighting.

Agents Notes

Tenure - Freehold

Council Tax Band - B







Road Map



Hybrid Map



Terrain Map



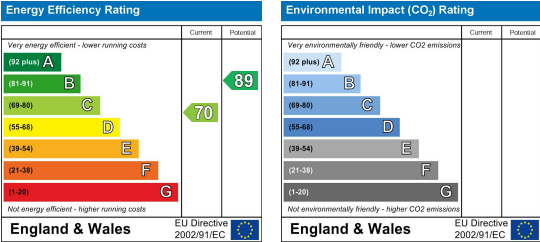
Floor Plan



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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