

# Foxhall



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## Alnesbourn Crescent

Ravenswood, Ipswich, IP3 9GD

Price £160,000



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## Communal Area

Includes a bin storage area, bike store and allocated car parking space numbered 106.

## Entrance Hallway

Security telecom system with button entry, into the hallway itself has laminate wood flooring, telecom system, storage cupboard which houses the electrics, water tank and fuse board, doors to bedroom one, bedroom two, open plan L shaped lounge/kitchen and bathroom.

## Bedroom One

13'6" x 9'10" (4.11m x 3.00m)

Two double glazed windows, access to the loft which has no ladder, no light or boarding, built in sliding wardrobes, electric radiator.

## Bedroom Two

9'6" x 6'8" (2.90m x 2.03m)

Double glazed window, electric radiator with built in sliding wardrobes with mirror door.

## Lounge/Kitchen

18'9" x 11'6" (lounge) 8'9" x 8'9" (kitchen) (5.72m x 3.51m (lounge) 2.67m x 2.67m (kitchen))

Lounge - Double glazed windows with double glazed French doors going out onto the balcony, radiator, opening into the kitchen area.

Kitchen - Double glazed window facing out giving you lovely views of the development, wall and base fitted units with cupboard and drawers, single sink bowl and drainer unit, built in oven, induction hob with cooker hood above, space for a full height fridge freezer, plumbing for a washing machine, space for a tumble dryer, tiled splashback, laminate tiled flooring.

## Bathroom

11'7" x 8'10" (3.53m x 2.69m)

Double glazed obscure window, vanity unit with a low flush W.C, separate vanity wash hand basin with hot and colds taps, shaver point, radiator, panel bath with mixer tap and shower attachment, step in shower cubicle, half tiled walls and tiled splashback and extractor fan.

## Agents Notes

Tenure - Leasehold - 102 years left on lease

Council Tax Band - B



## Road Map



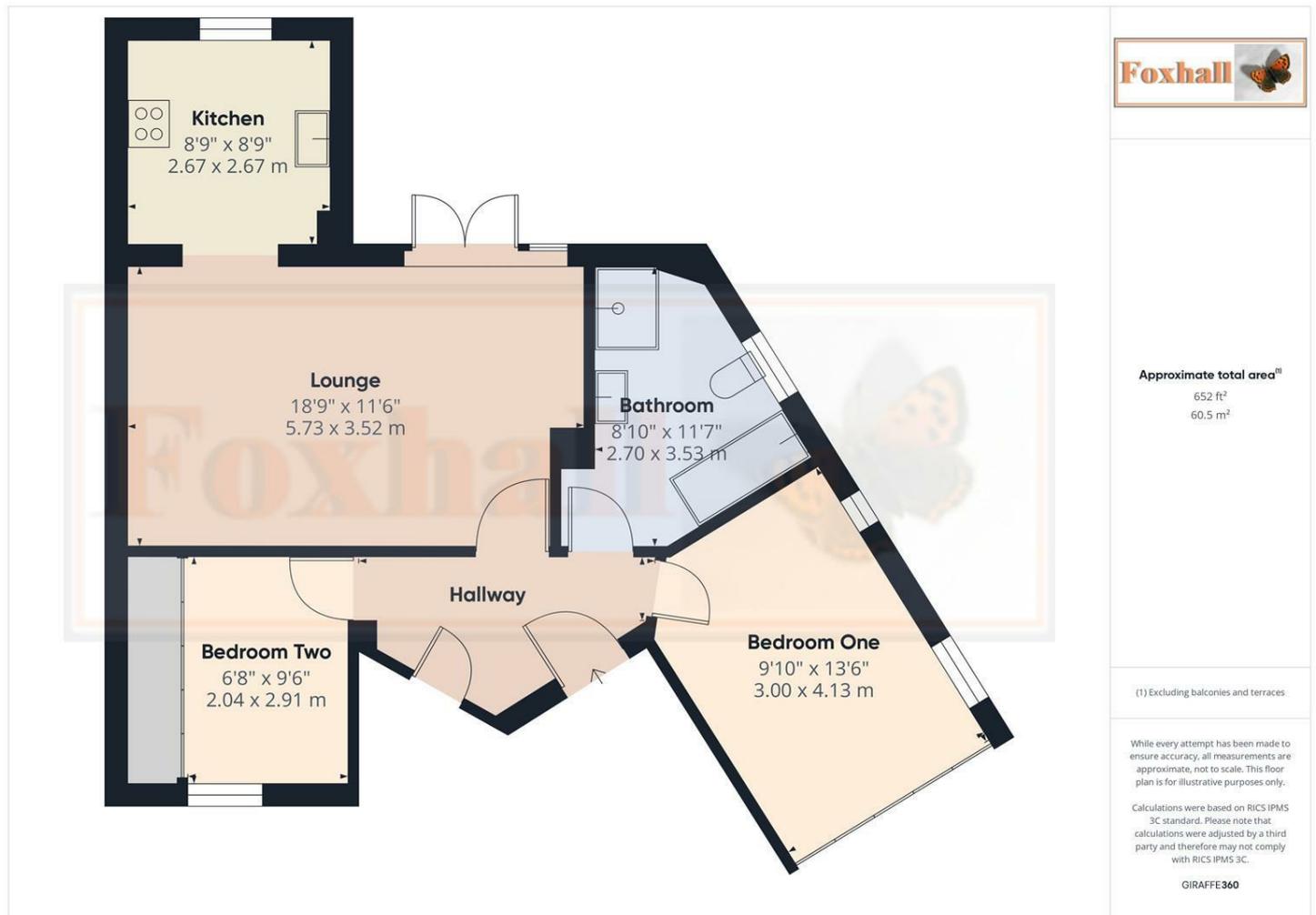
## Hybrid Map



## Terrain Map



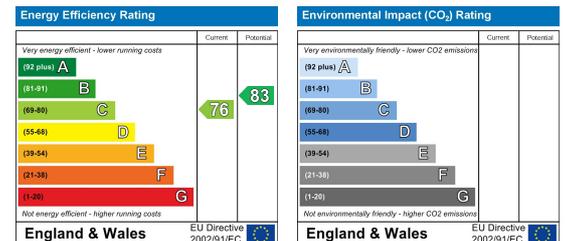
## Floor Plan



## 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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