

# Foxhall



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## Ganymede Close

West Ipswich, Ipswich, IP1 5AE

Guide price £160,000



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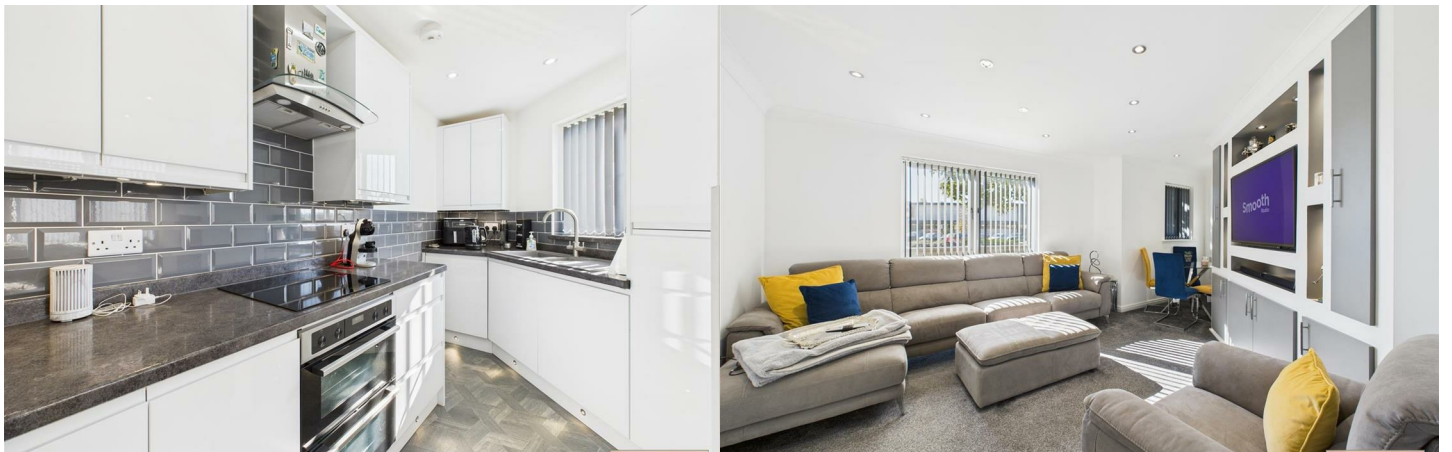
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## Entrance Hallway

Doors to bedroom one, two, the lounge and family bathroom, a large cupboard housing the Stelflow unvented hot water storage and fuse box and a light with plenty of storage, intercom, spotlights, smoke alarm and a wall mounted electric heater.

## Lounge / Diner

19'8" x 12'11" (5.99m x 3.94m)

Double glazed window and double glazed doors (with Juliette balcony) to the front with fitted blinds, large media wall across one wall with plenty of cupboards, storage and internal spotlights, carpet flooring, spotlights, coving, aerial and phone points, wall mounted heater and an archway through to the kitchen.

## Kitchen

10'9" x 9'5" (3.28m x 2.87m)

Comprises of wall and base fitted units with cupboards and drawers under, worksurfaces over, inset Zanussi double oven, inset Zanussi induction hob over the top and Zanussi stainless steel extractor fan over, splash-back tiling, 1 1/2 sink bowl and drainer unit with mixer tap over, double glazed window to the front with fitted blinds, integrated fridge-freezer, integrated dishwasher, integrated wine cooler, integrated washing machine, raised plinths on the back of the worksurfaces, under-counter lighting both on under the wall mounted units and also the ground plinth, vinyl flooring, spotlights and a smoke alarm.

## Bedroom One

12'9" x 8'10" (3.89m x 2.69m)

Double glazed window to the front with fitted blinds, wall mounted heater, carpet flooring and door to the en-suite.

## En-Suite

8'5" x 4'2" (2.59m x 1.28m)

Heated towel rail, vinyl flooring, low-flush W.C., walk-in shower cubicle, spotlights, extractor fan and splash-back tiling.

## Bedroom Two

13'8" x 6'0" (4.17m x 1.83m)

Double glazed window to the front with fitted blinds, carpet flooring and a wall mounted electric heater.

## Bathroom

Panel bath with shower over, pedestal wash hand basin, low-flush W.C., vinyl flooring, splash-back shower, spotlights, extractor fan, heated towel rail and a mirror with motion activated light.

## Outside Area

There is a parking space labelled number seven which is right outside the main door and where the post-boxes are and that is the parking space for the ground floor flat. There are a couple of access ways both vehicle and a pedestrian access way which means that you can go out easily to visit the shops like Aldi, etc, by foot.

## Agents Notes

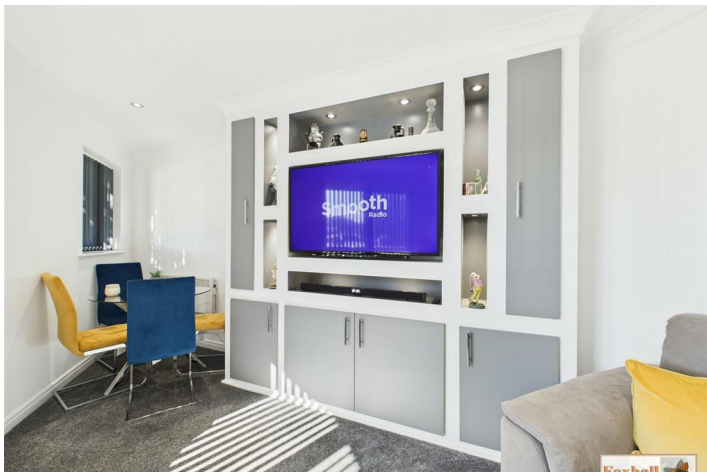
Tenure - Lease

Council Tax Band - A

976 Years left on Lease.

Service Charge £1,580.04 per Annum

Ground Rent £300 per Annum





## Road Map



## Hybrid Map



## Terrain Map



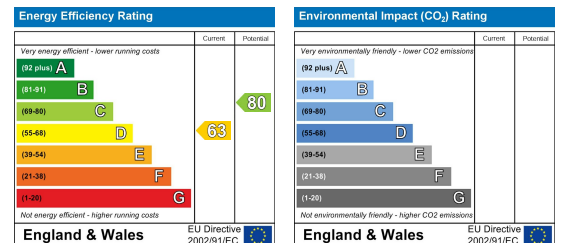
## Floor Plan



## 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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