

# Foxhall



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## Heath Lane

East Ipswich, IP4 5RR

Asking price £240,000



3



1



2



F



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## Front Garden

Enclosed by panel fencing with a paved driveway for one vehicle plus a front lawn and established trees. There is potential for the lawn to be paved to provide a second parking space which has been carried out in neighbouring properties. There is also a side access via a wooden gate to the rear garden.

## Entrance Hallway

Part glazed front entrance door, stairs rising to first floor, radiator, two understairs cupboards, and doors to Kitchen, lounge and dining room.

## Lounge

11'10" x 11'4" (3.61m x 3.45m)

Bay window to front which is westerly facing making this a lovely sunny room in the afternoons, radiator and a gas fire in tiled hearth and surround (not tested).

## Dining Room

12'10" x 9'11" (3.91m x 3.02m)

Window and French style doors opening to rear, open fire place in tiled surround and hearth and a radiator.

## Kitchen

8'4" x 6'10" (2.54m x 2.08m)

Wall mounted boiler, single drainer sink unit with cupboards beneath, window to side, worksurfaces, space for a washing machine, eye-level cupboards, radiator and door opening onto the rear garden.

## Landing

A lovely sunny and bright landing courtesy of the south facing side window and there is a modern fuse board.

## Bedroom One

12'0" x 10'11" (3.66m x 3.33m)

Bay window to front, radiator and original fireplace with tiled hearth and surround.

## Bedroom Two

12'9" x 9'11" (3.89m x 3.02m)

Original fireplace with fitted cupboards, airing cupboard, radiator and a window to rear.

## Bedroom Three

8'5" x 6'10" (2.57m x 2.08m)

Radiator and a window to rear.

## Bathroom

5'10" x 5'9" (1.78m x 1.75m)

Bath, wash basin, W.C., radiator, access to loft space and a window to front.

## Rear Garden

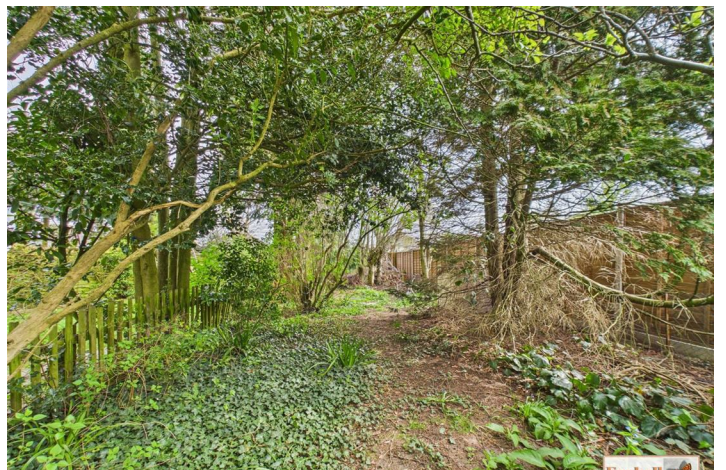
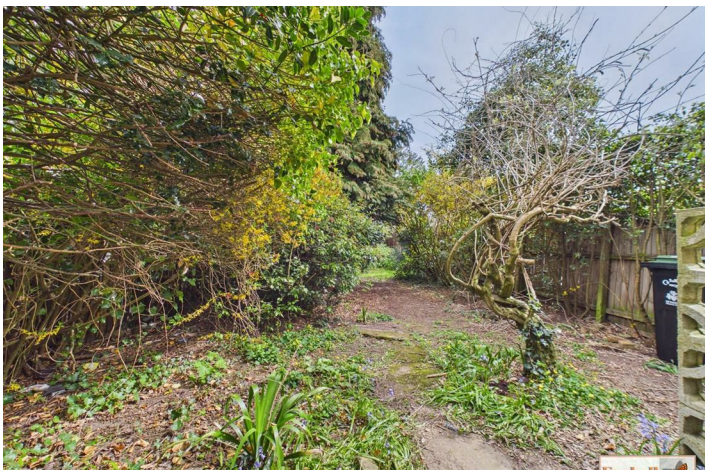
One of the main selling features of the property is the large rear garden which is easterly facing in excess of 125 foot in length. The garden has a number of large trees plus established shrubs, bulbs, with a rear work area. The garden is enclosed by fencing and panel fencing (some of which is new concrete post and rail fencing which belongs to the next door property and not the responsibility of the new owners). There are two brick outhouses immediately by the back door, one is the former coal shed and the other is a downstairs toilet.

## Agents Notes

Tenure - Freehold

Council Tax Band - C





Road Map



Hybrid Map



Terrain Map



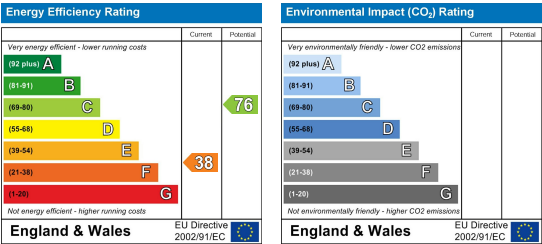
Floor Plan



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



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