

Foxhall



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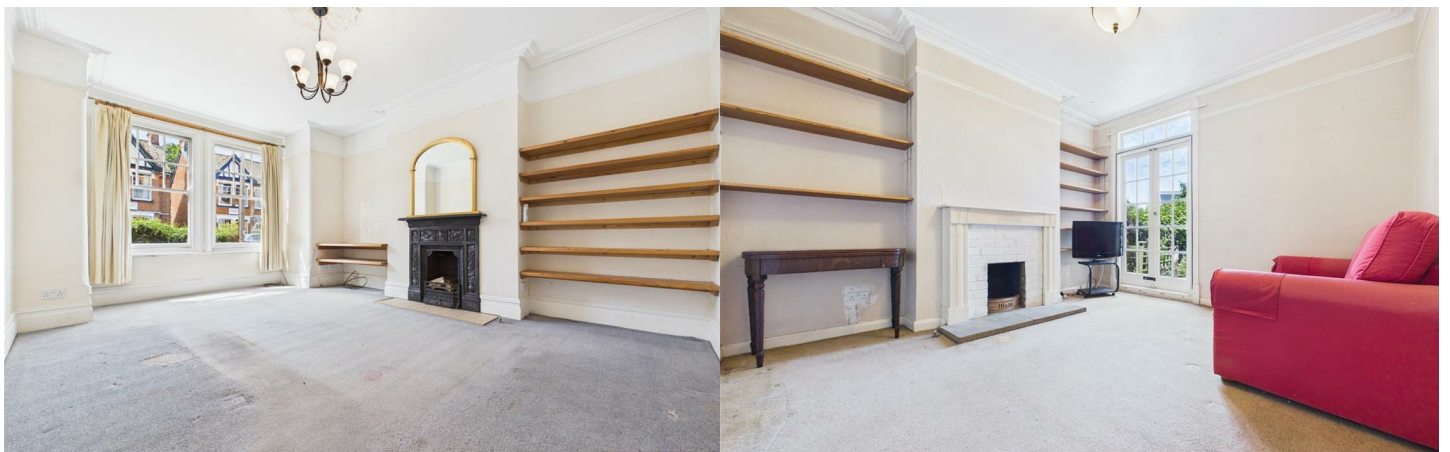
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Marlborough Road

East Ipswich, IP4 5AT

Guide price £350,000



Marlborough Road

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Front Garden

Enclosed by half height brick wall with path leading to the front door, mainly laid to lawn with mature planting with gated side access to the rear garden.

Entrance Hallway

Front aspect door into the entrance hallway, doors to the lounge, dining room and breakfast room, stairs to the first floor, understairs storage cupboard, radiator and carpeted flooring.

Lounge

16'8" x 12'4" (5.08m x 3.76m)

Two front aspect sash windows, fireplace, radiator and carpeted flooring.

Dining Room

12'8" x 11'2" (3.86m x 3.40m)

Rear aspect French Doors to the garden, fireplace, radiator and carpeted flooring.

Breakfast Room

9'8" x 9'3" (2.95m x 2.82m)

Two side aspect sash windows, built-in storage cupboards, radiator, wooden flooring and rear aspect door to the kitchen

Kitchen

17'10" x 9'4" (5.44m x 2.84m)

Base and eye-level units with rolled edges worktops and tiled splash-back, integrated Bosch electric oven and grill, integrated five ring gas hob with stainless steel extractor over, integrated stainless steel sink and drainer, integrated fridge freezer, integrated NEFF dishwasher, space for a washing machine, space for a tumble dryer, two side aspect windows, rear aspect window, side aspect door to the garden, radiator and tiled flooring.

Downstairs W.C.

Low-level W.C., wall mounted hand wash basin with tiled splash-back, side aspect window and tiled flooring.

First Floor Landing

Doors to bedrooms one, two, three and four, bathroom and W.C., loft access, radiator, carpeted flooring and stairs to the second floor.

Bedroom One

16'8" x 11'0" (5.08m x 3.35m)

Two front aspect sash window, radiator and carpeted flooring.

Bedroom Two

12'8" x 11'1" (3.86m x 3.38m)

Rear aspect sash window, radiator and carpeted flooring.

Bedroom Three

9'4" x 7'10" (2.84m x 2.39m)

Rear aspect sash window, radiator and carpeted flooring.

Bedroom Four

10'3" x 5'7" (3.12m x 1.70m)

Front aspect sash window, radiator and carpeted flooring.

Bathroom

7'7" x 6'2" (2.31m x 1.88m)

Curved panel bath with stainless steel taps, shower mixer tap, riser and handheld shower attachment, pedestal hand wash basin, stainless steel towel rail, airing cupboard side aspect sash windows, tiled walls and lino flooring.

Separate W.C.

Low-level W.C., wall mounted hand wash basin, side aspect frosted window and lino flooring.

Second Floor Landing

Doors to bedrooms five and six and carpeted flooring.

Bedroom Five

9'2" x 8'6" (2.79m x 2.59m)

Two Velux style windows, loft access, radiator, eaves storage cupboard, carpeted flooring and side aspect door to bedroom six.

Bedroom Six

11'11" x 4'10" (3.63m x 1.47m)

Two Velux style windows, Radiator and carpeted flooring.

Rear Garden

Enclosed to a mixture of full and half height fencing, the rear garden comprises of patio and lawn areas with a variety of mature trees, shrubs and flowers, wooden storage shed, wooden pergola along with a gated side access to the front of the property.

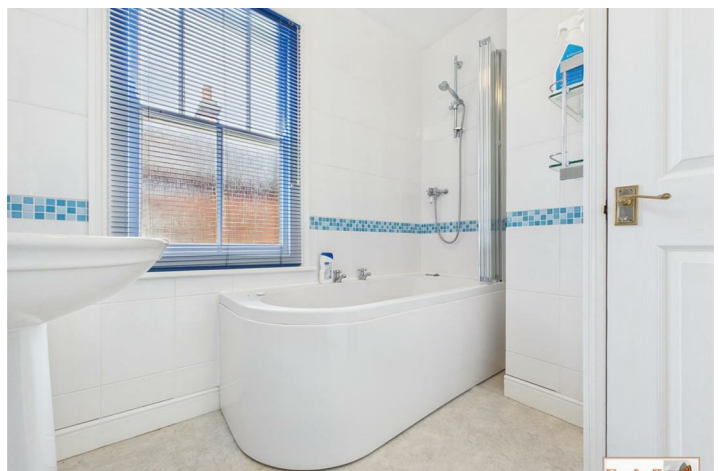
Agents Notes

Tenure - Freehold

Council Tax Band - D

Please note that this property is in a designated conservation area









A satellite map view of a residential area. A yellow location pin is placed on a road. The road is labeled 'Foxhall Rd' in white text. The map shows houses, trees, and other street features.

A map of Ipswich, California, showing the location of Ipswich Hospital and Ipswich Waterfront. The map includes labels for 'Ipswich Hospital', 'Ipswich Waterfront', 'CALIFORNIA', and 'Foxhall Rd'. A red location pin is placed near the hospital. The Google logo and 'Map data ©2026 Google' are visible at the bottom.

Floor 0

Room	Dimensions (ft)	Dimensions (m)
Lounge	12'4" x 10'8"	3.77 x 3.29
Dining Room	11'2" x 12'8"	3.41 x 3.86
Breakfast Room	9'2" x 9'8"	2.83 x 2.97
Kitchen	9'4" x 17'10"	2.86 x 5.45
WC	-	-

Floor 1

Room	Dimensions (ft)	Dimensions (m)
Bedroom One	11'0" x 10'5"	3.36 x 3.18
Bedroom Two	11'1" x 12'8"	3.40 x 3.86
Bedroom Three	9'4" x 7'10"	2.85 x 2.39
Bedroom Four	10'7" x 10'2"	3.24 x 3.11
Bathroom	6'2" x 7'1"	1.88 x 2.16
WC	-	-

Approximate total area⁽¹⁾

1489 ft²

138.2 m²

Reduced headroom

57 ft²

5.3 m²

Floor 2

Room	Dimensions (ft)	Dimensions (m)
Bedroom Five	8'0" x 9'5"	2.44 x 2.91
Bedroom Six	4'10" x 1'11"	1.40 x 0.36

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating

Very energy efficient - lower running costs

Rating	Score Range	Color
A	(92 plus)	Dark Green
B	(81-91)	Light Green
C	(69-80)	Yellow-Green
D	(55-68)	Yellow
E	(39-54)	Orange
F	(21-38)	Red-Orange
G	(1-20)	Red

Current: 51

Not energy efficient - higher running costs

EU Directive 2012/27/EU

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

Rating	Score Range	Color
A	(92 plus)	Dark Blue
B	(81-91)	Medium Blue
C	(69-80)	Light Blue
D	(55-68)	Very Light Blue
E	(39-54)	Grey-Blue
F	(21-38)	Grey
G	(1-20)	Dark Grey

Current: 71

Not environmentally friendly - higher CO₂ emissions

EU Directive 2009/31/EC

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