

Foxhall



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Foxhall Road

East Ipswich, IP3 8JX

Guide price £220,000



3



1



2



Foxhall Road

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Summary Continued

Situated in the popular East Ipswich within both Copleston High School and Clifford Road Primary School catchment areas, this is in an ideal location for a young family / first time buyer. There are plenty of shops, amenities, Ipswich Hospital, Rushmere Heath, doctors' and dental surgeries, Derby Road train station all within walking. Serviced by good bus routes and easy access by car to both Ipswich town and waterfront or A14 and a good number of larger shops, takeaways and restaurants.

In the valuer's opinion and early internal viewing is advised.

Front Garden

Mid height brick wall and metal gate, attractive original tiled pathway to the front door and open porch. Mature planting and space for bin storage.

Entrance Hallway

Original wooden floors, radiator, picture rails and dado rails, original corbels, nice stripped original wooden doors to both the lounge and the dining room, wooden stairs going up to the first floor.

Lounge

12'11 x 11'3 (3.94m x 3.43m)

Double glazed bay window with fitted blinds, original feature fireplace which is a fully functioning open fire there was originally a gas main by the side which has been capped off could be potentially reinstated if somebody prefers, original wooden floor, radiator, picture rails and cupboard housing the fuse board.

Dining Room

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

Original wooden floor, feature fireplace, double glazed

window to the rear radiator, shelving, picture rail, door to a cupboard/larder under the stairs, panelling and original wooden door through to the kitchen.

Kitchen

9'8 x 8'5 (2.95m x 2.57m)

Comprising of wall and base fitted units with cupboards and drawers, worksurfaces over, space for dishwasher, integrated freezer, free standing Hotpoint oven with ceramic hob with stainless steel extractor fan over, splash-back tiling, ceramic 1 1/2 sink bowl drainer unit with a mixer tap over, wall mounted Worcester boiler, double glazed window to the side with fitted roller blind, spotlights, tiled flooring, bespoke shelving, radiator, high skirting boards, access to a cupboard housing the pantry.

Rear Lobby

Tiled flooring, radiator, bespoke hanging, original wooden doors, doors to the utility room, downstairs cloakroom and to the outside.

Pantry

Light, tiled floor, shelving, glazed window to the rear and electric space for a dryer.

Utility Room

Hard floor, power and shelving and plumbing for a washing machine.

Downstairs Cloakroom

Mid height flush W.C. with new internal fixtures, wash hand basin, splash-back tiling, tiled floor and window to the side.

Landing

Doors to bedrooms one, two and three and the family bathroom, wooden flooring, picture rails, access to the loft, cupboard for extra storage with shelving.

Bedroom One

14'8 x 10'11 (4.47m x 3.33m)

Two double glazed windows to the front with fitted blinds, original wooden flooring, picture rails, Victorian original fireplace and a radiator.

Bedroom Two

10'11 x 9'8 (3.33m x 2.95m)

Wooden flooring, radiator, picture rails and double glaze window to the rear with a fitted roller blind.

Bedroom Three

9'9 x 8'8 (2.97m x 2.64m)

Double glaze window to the rear with fitted roller blind, radiator and original wooden flooring.

Bathroom

8' x 6'9 (2.44m x 2.06m)

Obscured double glazed window to the side with fitted blinds, panel bath with a mixer tap and shower over, splash-back tiling, pedestal wash hand basin, vinyl flooring, low-flush W.C., heated towel rail, spotlights, built-in cupboard for storage, extractor fan and an original wooden door.

Rear Garden

100' x 18' approx (30.48m x 5.49m approx)

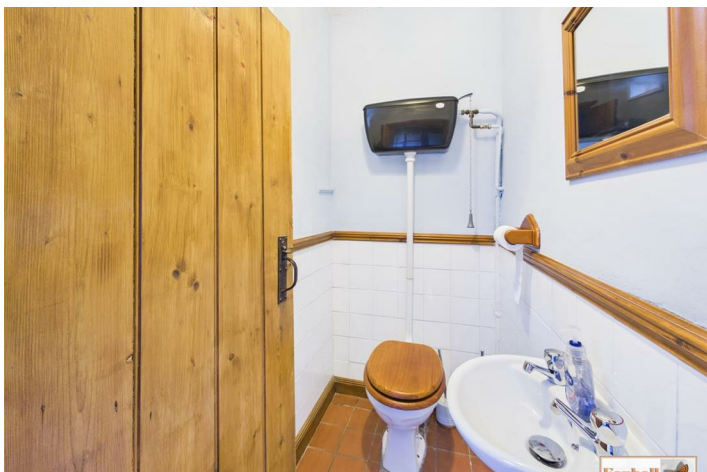
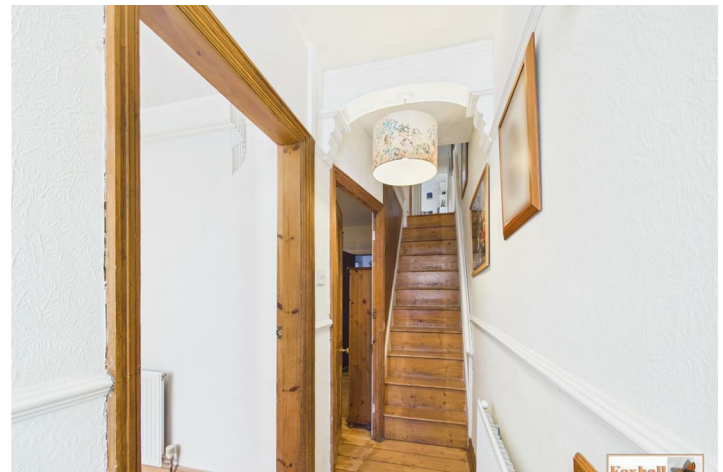
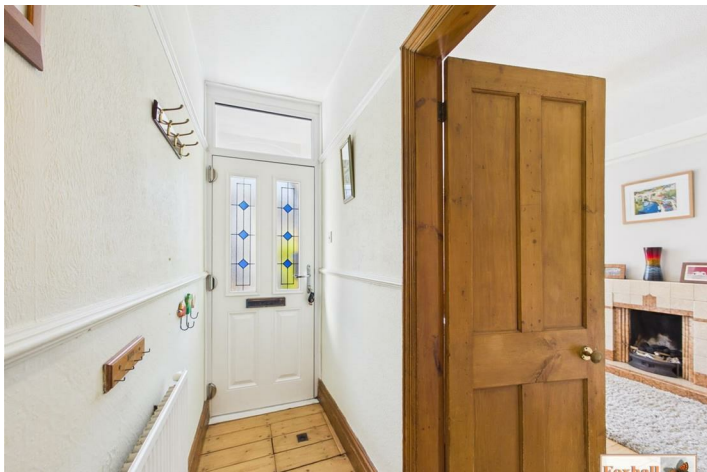
Outside tap, pathway to the rear, multitude of mature planting hedges trees, shrubs bulbs, etc, planting on both sides, two lawn areas and a further secluded seating area with a shed to stay. There is also a small wildlife pond at the very end. There is a gate at the very end of the garden which gives access to the alleyway behind the properties. This garden is the last in the row.

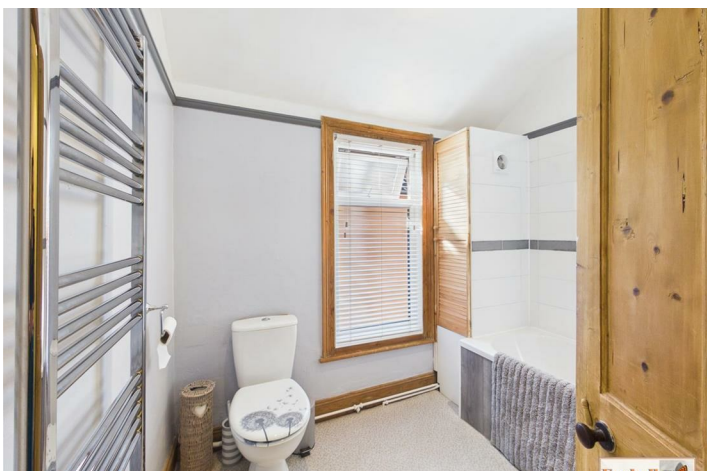
Agents Notes

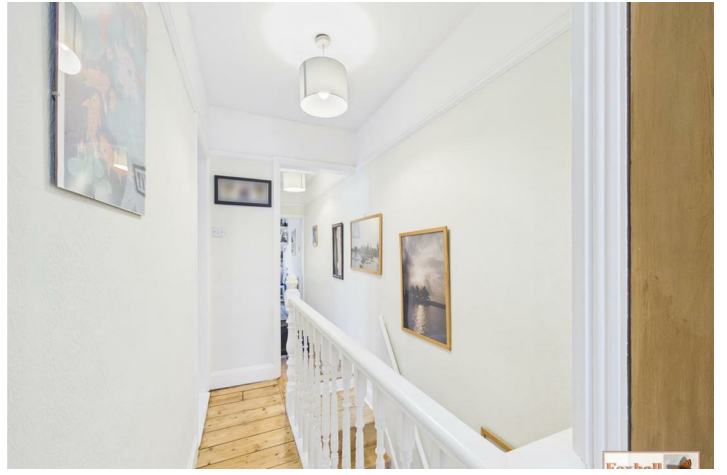
Tenure - Freehold

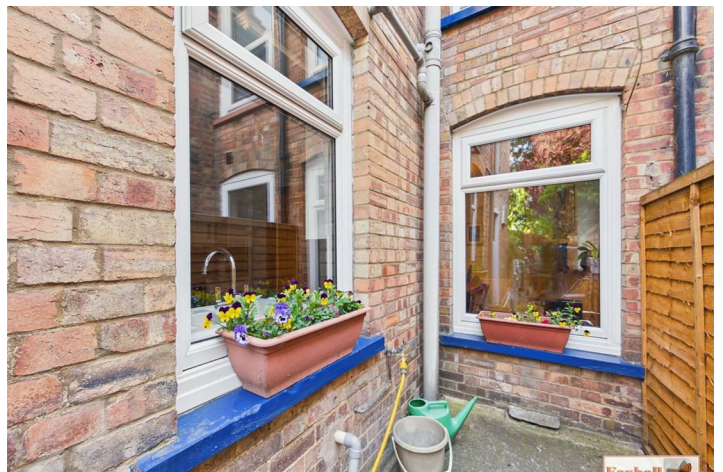
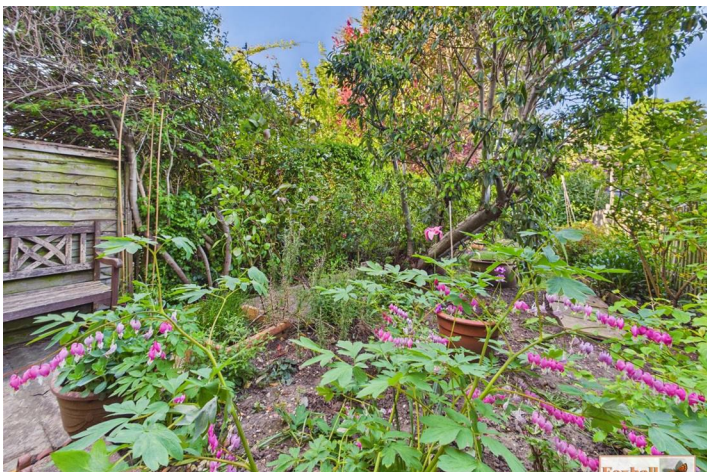
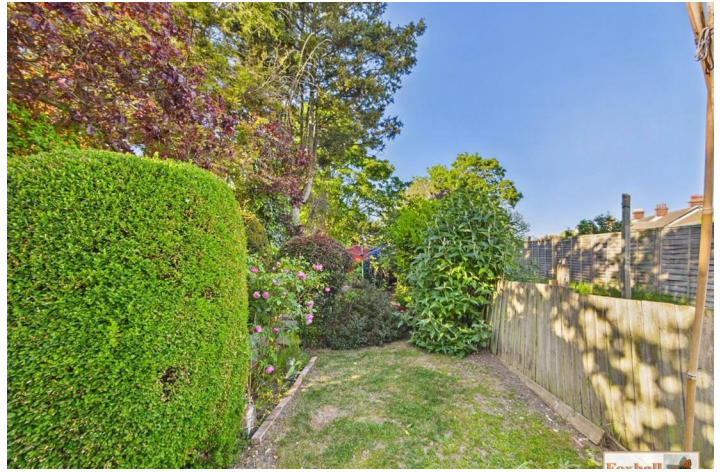
Council Tax Band - B











Road Map



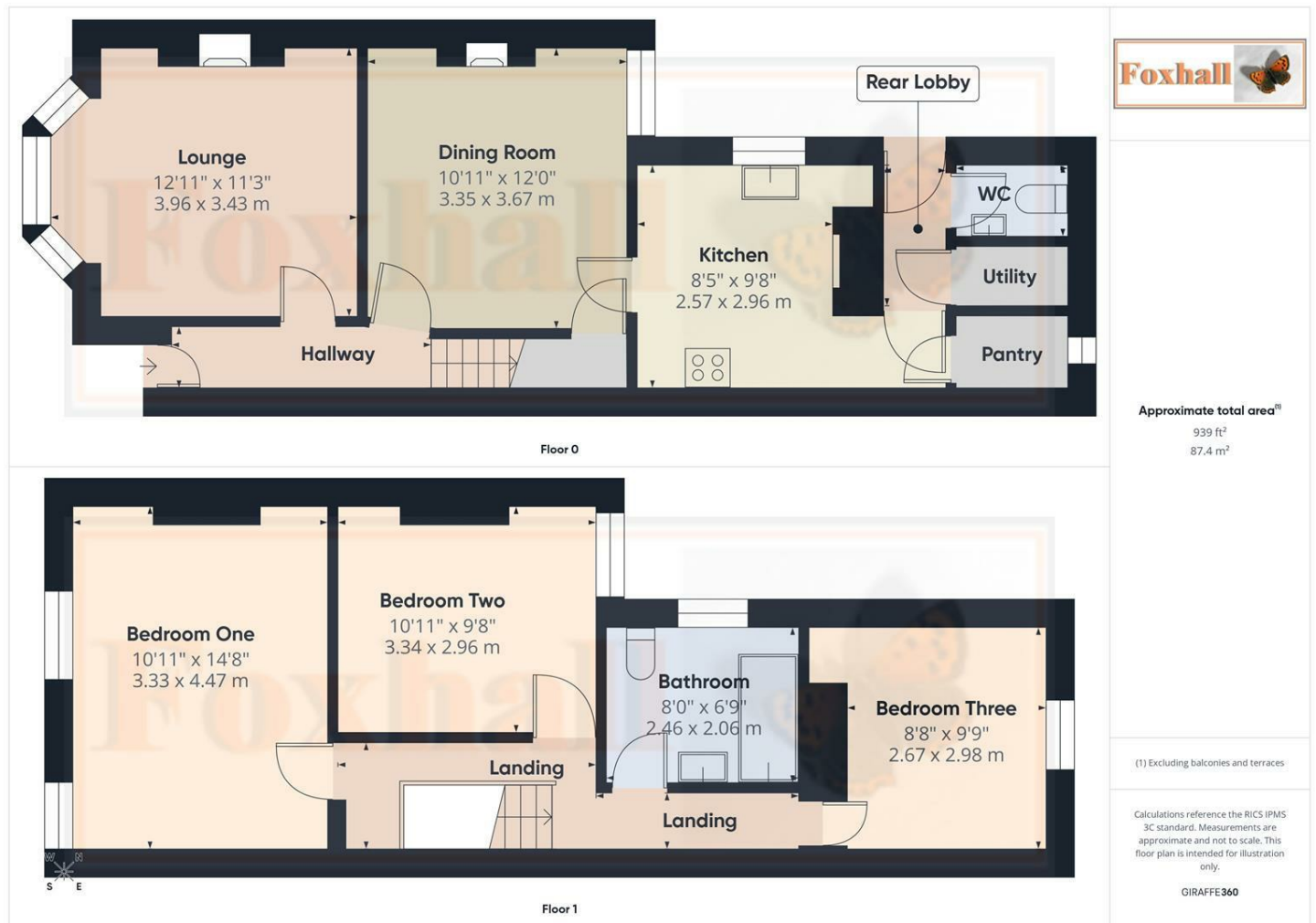
Hybrid Map



Terrain Map



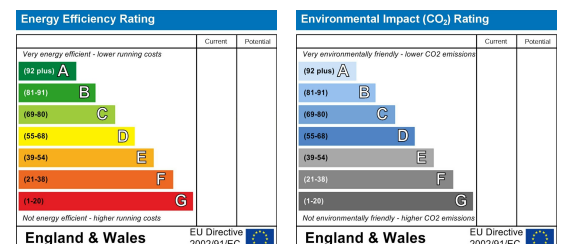
Floor Plan



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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