

Foxhall



Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

Unit 4, Ropes Drive
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk



York Road

East Ipswich, IP3 8BX

Guide price £250,000

2 1 2 E



York Road

East Ipswich, IP3 8BX

Guide price £250,000



Front Garden

Metal gate and fence, lawn area, path to front door, shingle drive way to side with parking for one car, path to the rear garden for pedestrian and storage for bikes and bins.

Porch

Entrance door into to entrance porch, light, original tiles and a door to the entrance hall.

Entrance Hallway

Entrance door, inset mat, radiator, original corbells, high skirting boards, stairs to the first floor and door to the lounge diner, smoke alarm.

Lounge / Dining Room

22'6 x 12'1 (6.86m x 3.68m)

Lounge - Double glazed window to the front, high skirting boards, picture rails, upright radiator, aerial point, spotlights and wall lights there is an archway leading to the dining area.

Dining Area - Laminate flooring, high skirting boards, picture rails, Double glazed window to the rear,, spotlights, cupboard under the stairs, radiator and door to the kitchen.

Kitchen

10'1 x 6'11 (3.07m x 2.11m)

Comprises of wall and base units with cupboards and drawers under and worksurfaces over, ceramic sink bowl drainer unit with mixer tap over, inset John Lewis induction hob, inset integrated electric oven, extractor fan, integrated Bosch microwave, spotlights, splashback tiling , integrated bin storage and integrated AEG dishwasher, integrated fridge and freezer. Tall larder cupboard, wall mounted Alpha combination boiler

approximately 4/5 years old. Double glazed window and door to the side, laminate flooring and door through to the utility lobby.

Utility Lobby

5'8 x 2'8 (1.73m x 0.81m)

Laminate flooring, radiator, obscured double glazed window to the side, space and plumbing for a washing machine, space for a tumble dryer, storage units and spotlights and door to downstairs cloakroom (W.C)

Downstairs Cloakroom

5'11 x 2'10 (1.80m x 0.86m)

Low flush W.C, splashback tiling, wash hand basin, panelled walls, laminate flooring, spotlights, obscured double glaze window to the side and radiator

Bedroom One

14'9 x 10'10 (4.50m x 3.30m)

Two double glazed windows to the front, with slated blinds, Victorian feature fireplace, carpet flooring, high skirting boards, picture rails, spotlights, radiator (large set of wardrobe's potentially to stay)

Bedroom Two

10'10 x 10' (3.30m x 3.05m)

High skirting boards, picture rails, spotlights, double glazed windows to the rear, Victorian feature fireplace, carpet flooring.

Bathroom

9'11 x 6'11 (3.02m x 2.11m)

Panelled bath with mixer tap over, shower with hand held and rainfall shower over, low flush W.C, vanity wash hand basin, laminate flooring. obscured double glazed window to the rear, high skirting boards, splashback tiling, spotlights and radiator.

Landing

Carpet flooring, high skirting, smoke alarm, spotlights, loft access, storage cupboard with plenty of storage. Doors to bedroom one, bedroom two and the bathroom.

Rear Garden

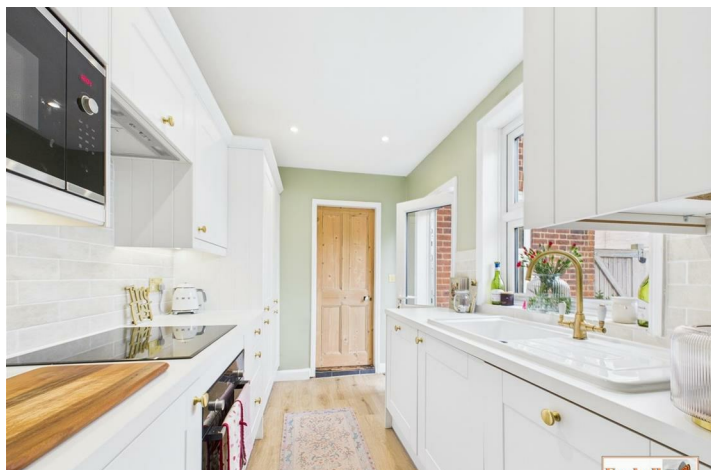
25'2" x 67'3" (7.678 x 20.5)

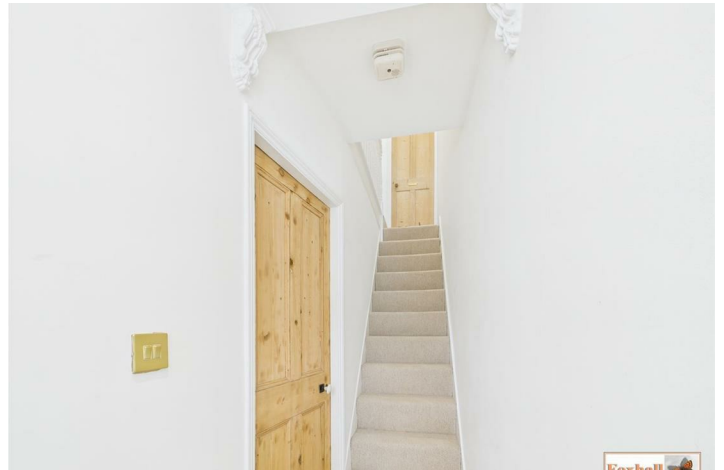
Pedestrian access via the front, hard standing suitable for Al fresco dining, leading to a fully enclosed garden mainly laid to lawn with a border to one side with plants shrubs bulbs and trees. Shed to stay approx 5 x 7' Apple and Cherry tree in the garden.

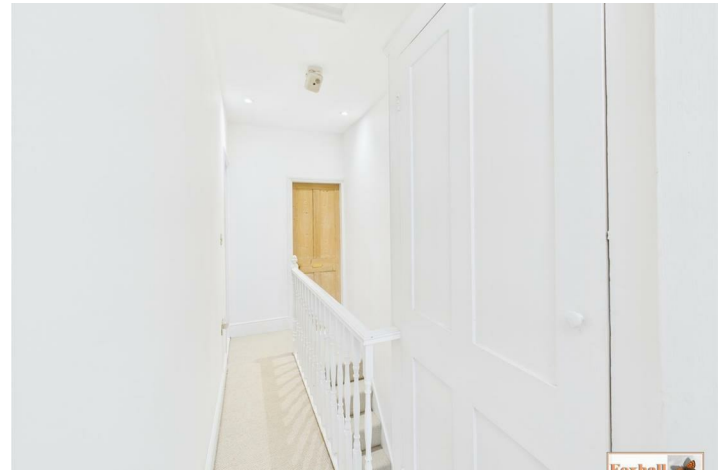
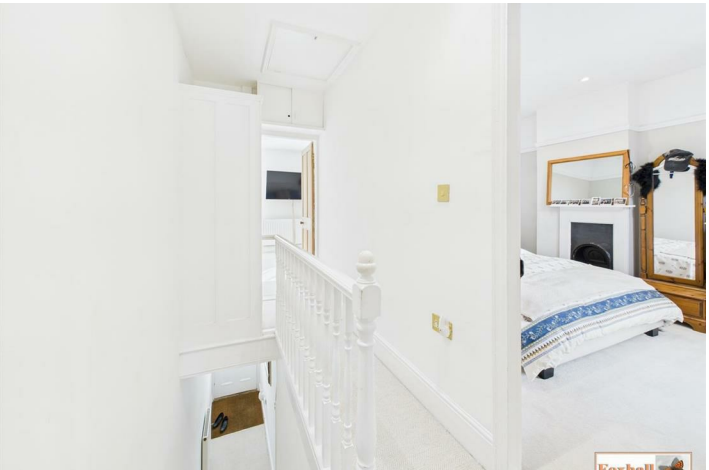
Agents Notes

Tenure - Freehold

Council Tax Band - B









Road Map



Hybrid Map



Terrain Map



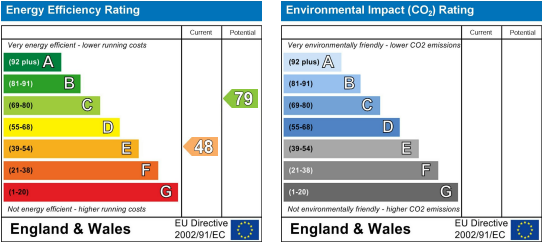
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.