

# Foxhall



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## Woodbridge Road

East Ipswich, IP4 4PS

Guide price £200,000



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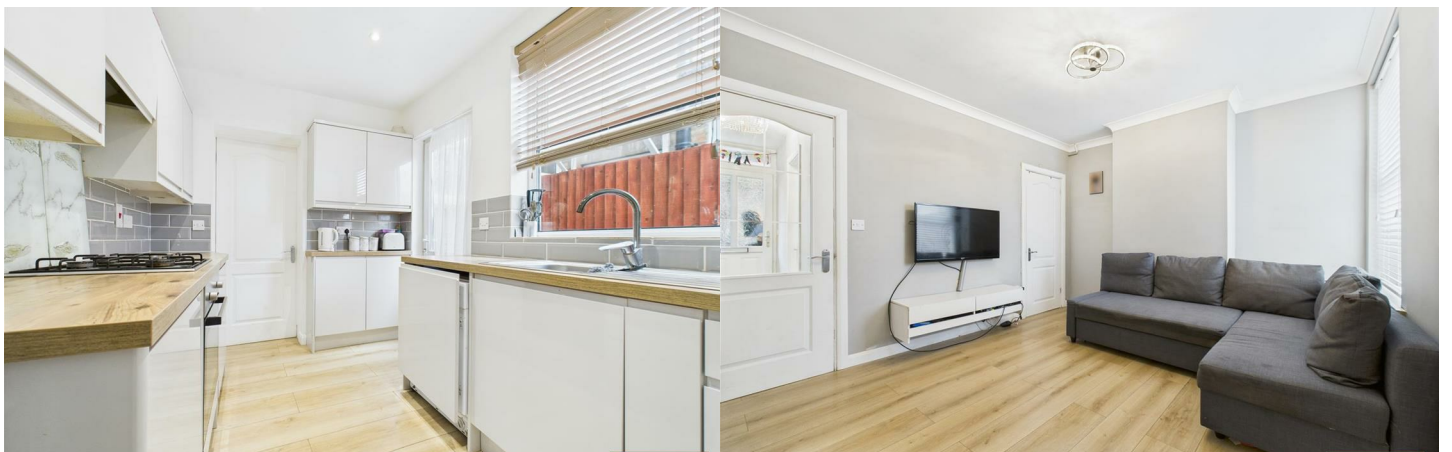
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## Front Garden

Block paved pathway leading to the front door, mostly laid with stone and shingle.

## Entrance Hall

Entry via a double glazed obscure UPVC door facing the front with a double glazed obscure window above, laminate flooring, access to the stairs and doors to the lounge and dining room.

## Lounge

11'11" x 8'11" m (3.64 x 2.72 m)

Two double glazed windows to the front, laminate flooring, radiator and coving.

## Dining Room

12'1" x 10'10" m (3.70 x 3.32 m)

Double glazed window facing the rear, radiator, understairs cupboard, laminate flooring and a door to the kitchen.

## Kitchen

9'10" x 7'6" m (3.00 x 2.29 m)

Double glazed window facing the side, double glazed UPVC door to the side going out to the garden, wall and base fitted units with cupboards and drawers, built in oven, gas hob with a cooker hood above, combi boiler (installed 2009), plumbing for a washing machine, tiled splashback, stainless steel single sink bowl and a drainer unit, laminate flooring and a door to the bathroom.

## Bathroom

Double glazed obscure window to the side and rear, spotlights, extractor fan, panel bath with mixer taps and a shower attachment over, low flush W.C., vanity wash hand basin with a mixer tap, heated towel rail, half tiled walls and tiled flooring.

## Landing

Access to the loft and doors to bedroom one and two.

## Bedroom One

12'1" x 10'5" m (3.70 x 3.19 m)

Two double glazed windows facing the front, radiator and a over stairs storage.

## Bedroom Two

12'2" x 10'11" m (3.71 x 3.35 m)

Double glazed window to the rear, radiator, over stairs storage with built in shelving and a door to bedroom three.

## Bedroom Three

10'0" x 7'8" m (3.06 x 2.36 m)

Double glazed window to the rear, coving and a radiator.

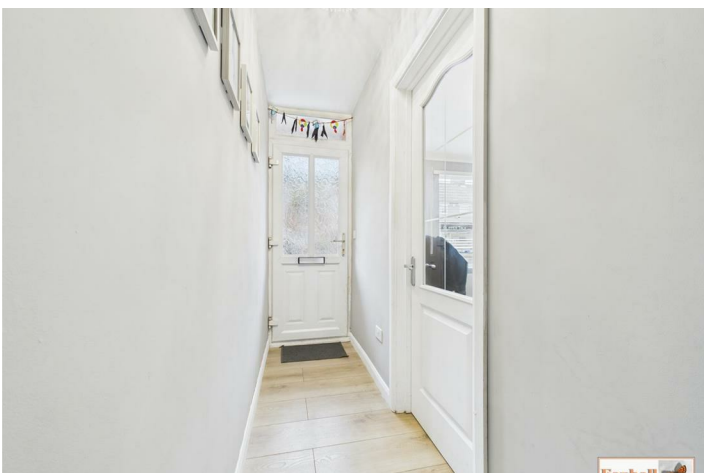
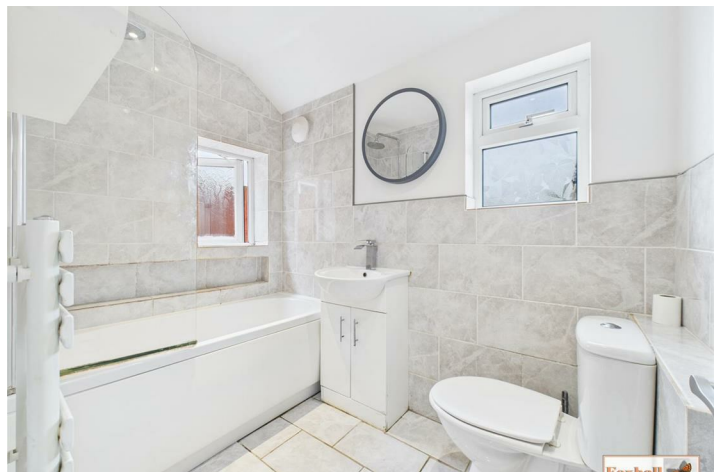
## Rear Garden

Fully enclosed south facing rear garden with pathways, patio area, summer house, outside tap, mostly laid to lawn with a passageway leading round to the front of the property.

## Agents Notes

Tenure - Freehold

Council Tax Band - B





## Road Map



## Hybrid Map



## Terrain Map



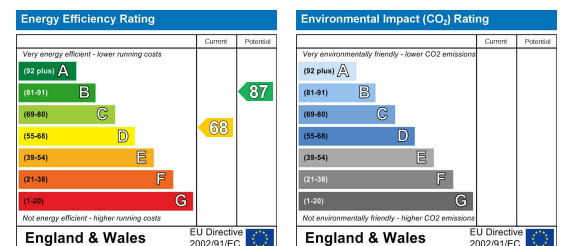
## Floor Plan



## 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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