

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



Bramford Road

North West, Ipswich, IP1 4AW

Price £240,000



3



1



2



Bramford Road

North West, Ipswich, IP1 4AW

Price £240,000



Front Garden

Accessible via a drop kerb giving you parking for two cars comfortably via a block paved driveway, with a pathway leading to the front door and access down the side leading to a gate going to the rear garden.

Entrance Hall

Entry via a double glazed obscure door to the front with a double glazed obscure window above, high picture rails, laminate flooring, radiator, access to the stairs and a door to the lounge and the dining room.

Lounge

13'10" x 11'10" (4.22m x 3.61m)

Double glazed three bay window facing the front, high picture rails, radiator, feature wood burner inset into the chimney breast on a tiled base and carpet flooring.

Dining Room

12'8" x 11'10" (3.86m x 3.61m)

Double glazed double French doors facing the rear going into the garden with a double glazed window above, high picture rails, radiator, laminate flooring, feature open chimney breast and a door into the kitchen.

Kitchen

9'1" x 7'11" (2.77m x 2.41m)

Double glazed window facing the side, wall and base fitted units with cupboards and drawers, built-in over and an electric induction hob with a modern cooker hood above, plumbing for a washing machine, single sink bowl and drainer unit with a mixer tap above, wall mounted Worcester combi boiler, tiled splash-back, tiled flooring, spotlights, access to the under stairs storage which is currently used as a pantry with lighting, space for a fridge freezer and a door into the bathroom.

Bathroom

7'9" x 7'1" (2.36m x 2.16m)

Double glazed obscure window facing the side, extractor fan, spotlights, panel bath with mixer tap, wall mounted shower with a waterfall showerhead and glass swing screen, vanity wash hand basin with a mixer tap above, low-flush W.C., tiled splash-back, tiled flooring and stainless steel heated towel rail.

Landing

Access to the loft, high picture rails, storage cupboard and doors to bedrooms one, two and three.

Bedroom One

15'7" x 11'7" (4.75m x 3.53m)

Two double glazed windows facing the front, radiator and high picture rails.

Bedroom Two

11'11" x 10'2" (3.63m x 3.10m)

Double glazed window facing the rear, feature unused fireplace with a wooden mantle, high picture rails and a radiator.

Bedroom Three

9'2" x 8'0" (2.79m x 2.44m)

Double glazed window facing the rear, high picture rails and a radiator.

Rear Garden

Fully enclosed north easterly facing rear garden, mostly laid to lawn, enclosed via panel fencing and un-overlooked with a patio area, pathway, large shingle area and shingle borders, decking area, access to an outbuilding, outside tap and a gate which giving you access to the front garden and parking.

Outbuilding/Bar/Playroom

20'9" x 11'9" (6.32m x 3.58m)

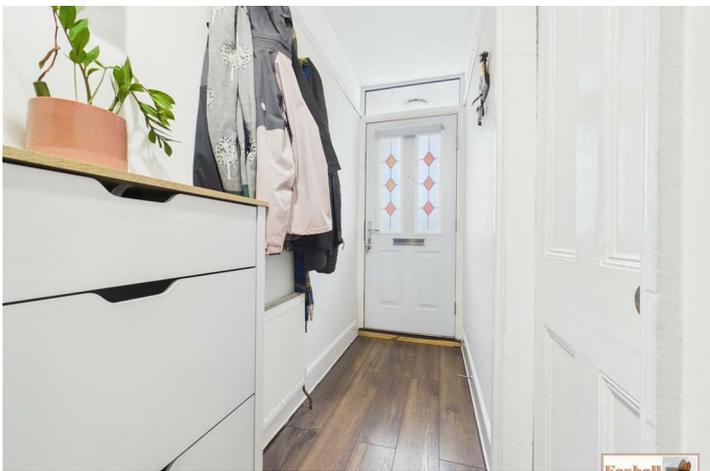
Solid brick built out building with double glazed windows facing back towards the property, double glazed double French style doors for entry, half cladded walls on the inside, spotlights, lino flooring and its on its own consumer unit and the mid point comes from the shed in the garden.

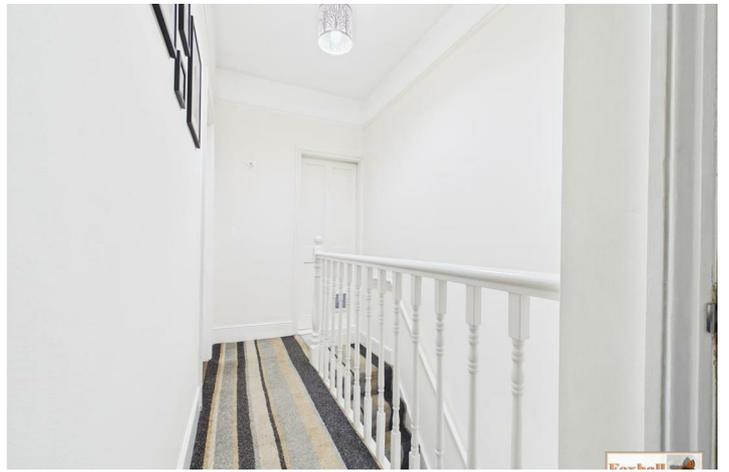
Agents Notes

Tenure - Freehold

Council Tax Band - B







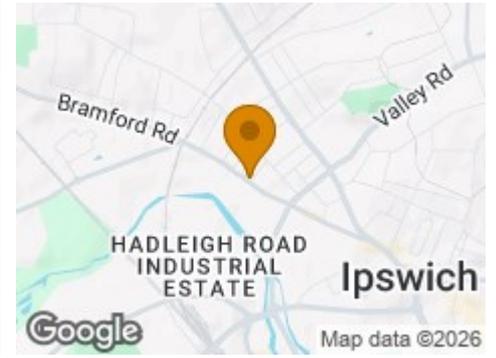
Road Map



Hybrid Map



Terrain Map



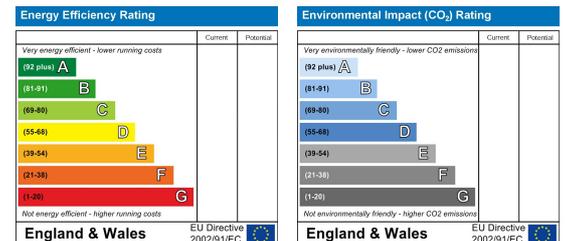
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.