

# Foxhall



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## Alexandra Road

East Ipswich, IP4 2RL

Offers over £190,000





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## Front Garden

Tiered front garden fully enclosed via panel fencing and a low brick wall with steps and a pathway up to the front door. A small patio area and a large area with shingle feature and a tree in the centre entry via a iron gate.

## Lounge

Entry via a double glazed obscure door facing the front, double glazed obscure window above, double glazed sash windows facing the front, radiator, natural wood flooring, coving, built-in storage cupboard with sliding door housing the gas and electric meters, a multi fuel burner inset into the chimney breast on a tiled base and access into the dining room.

## Dining Room

Double glazed window to the rear, feature unused fireplace, coving, radiator, natural wood floor, a door accessing the stairs and a door into the kitchen.

## Kitchen

Understairs storage cupboard, double glazed window to the side and rear, wall and base fitted units with cupboards and drawers, single stainless steel sink bowl and drainer unit with a mixer tap above, built-in oven, gas hob and a cooker hood above, tiled splash-back, tiled flooring, space for a fridge freezer, radiator, wall mounted Main Eco Elite boiler and a double glazed stable door to the side going out into the garden.

## Landing

Access to the loft, natural wooden flooring and wooden stairs and doors to bedrooms one and two and the bathroom.

## Bedroom One

Double glazed sash window facing the front, coving, radiator and a built-in wardrobe.

## Bedroom Two

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

## Bathroom

Low-flush W.C., pedestal wash hand basin with hot and cold taps, coving, double glazed obscure window facing the rear. heated towel rail, feature standing bath with mixer taps and a shower attachment over with a glass swing screen, tiled splash-back and tiled flooring.

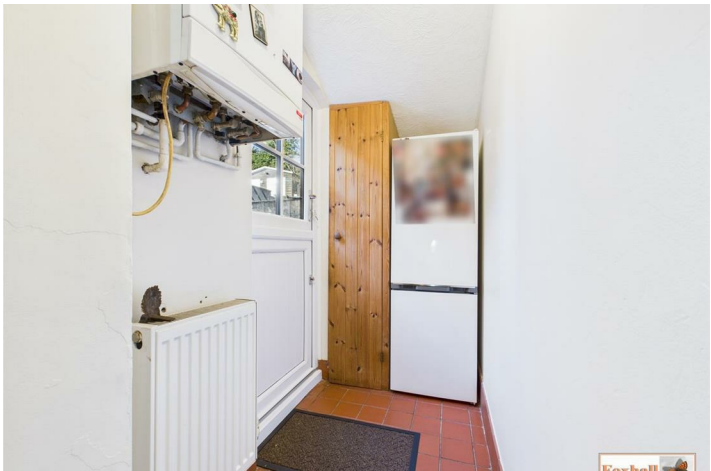
## Rear Garden

North westerly facing rear garden with two tiers with the immediate tier from the back door gives you a small patio area with a flower bed border and some climber plants, access to an outside tap, place to store the bins and then a gate accessing a shared passageway and steps up to a tiered garden which is mostly laid to lawn with a raised patio area under a pergola mostly laid to lawn with a pathway and access to a shed to the rear. The shared passageway which gives you access for the bins run between two properties and out towards the front.

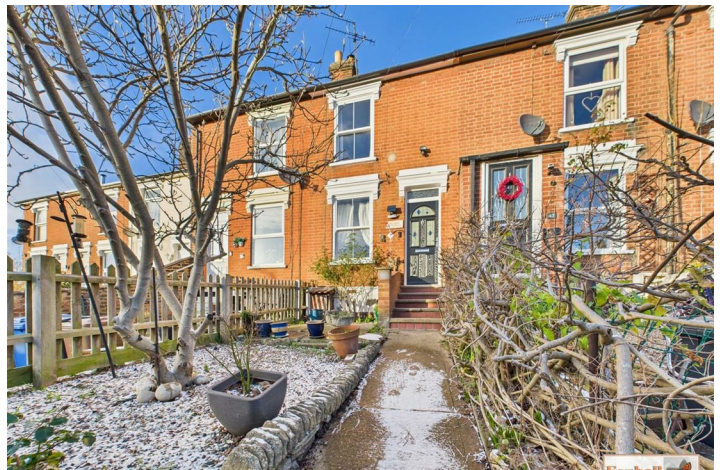
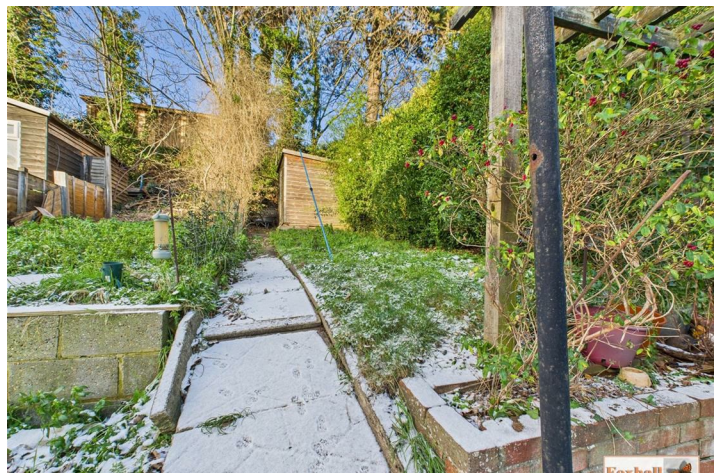
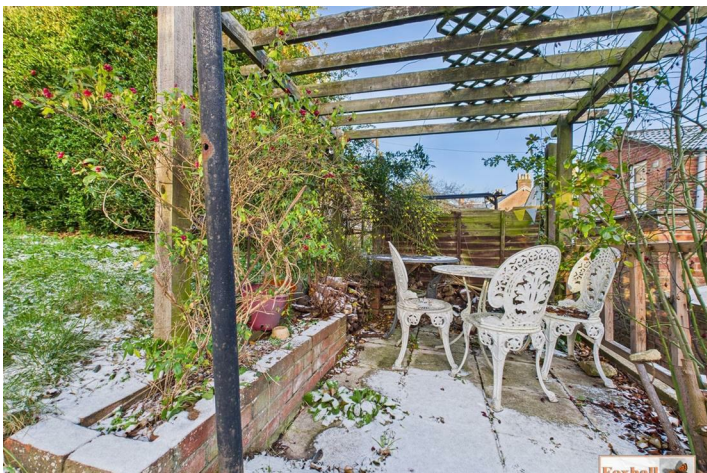
## Agents Notes

Tenure - Freehold

Council Tax Band - B









Road Map



Hybrid Map



Terrain Map



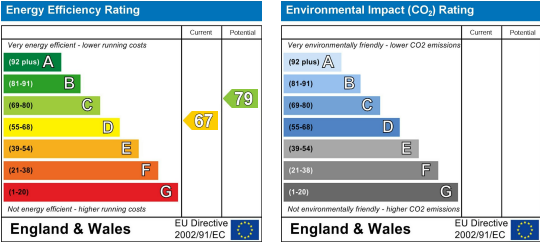
Floor Plan



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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