

Foxhall



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Spring Road

East Ipswich, IP4 5NN

Guide price £230,000



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Front Garden

The front garden comprises of a block paved driveway for one vehicle with further area laid to bark with steps leading to the front door.

Entrance Hallway

3'9" x 2'8" (1.14m x 0.81m)

Door into the entrance hallway, side aspect doors into the lounge and dining room, stairs to the first floor and wooden flooring.

Lounge

12'3" x 9'10" (3.73m x 3.00m)

Front aspect sashed bay window, side aspect sash window, gas fire, radiator and laminate flooring.

Dining Room

12'3" x 9'11" (3.73m x 3.02m)

Feature fireplace, understairs storage cupboard, side aspect sash window, radiator and wooden flooring.

Kitchen

9'11" x 7'11" (3.02m x 2.41m)

Base and eye-level units, wooden square edge worktops with tiled splash-back, integrated butler sink, integrated fridge freezer, integrated NEFF oven and hob with extractor over, integrated NEFF microwave, integrated NEFF dishwasher, space for a washing machine, side aspect double glazed window, side aspect door going out to the garden and tiled flooring with underfloor heating

Landing

12'11" x 3'10" (3.94m x 1.17m)

Doors to both bedrooms and the bathroom, carpeted flooring.

Bedroom One

12'1" x 9'10" (3.68m x 3.00m)

Front and side aspect sash windows, over stairs storage cupboard, radiator and carpeted flooring.

Bedroom Two

9'9" x 7'11" (2.97m x 2.41m)

Side aspect sash window, radiator and carpeted flooring.

Bathroom

7'9" x 7'8" (2.36m x 2.34m)

Roll top bath with chrome plated brass mixer taps and handheld shower plus overhead rainfall shower, low-level W.C., pedestal hand wash basin, Victorian style radiator, airing cupboard housing the combi boiler, side aspect frosted double glazed window, wood panelling and bamboo flooring.

Rear Garden

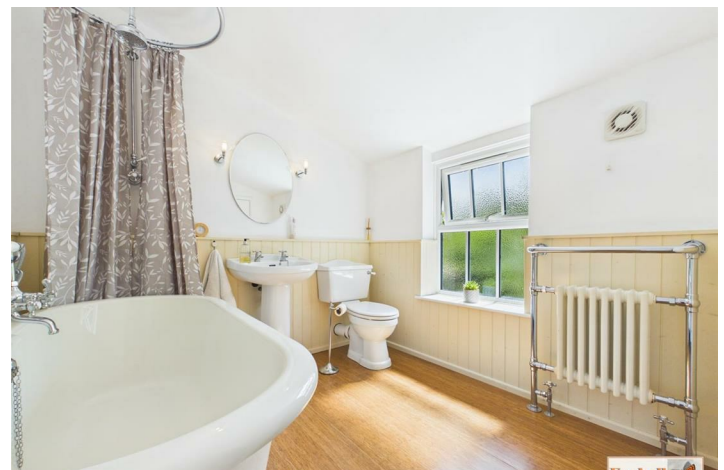
Enclosed to fencing the garden is laid to a mixture of block paving, patio and lawn with a variety of mature trees, shrubs and flower beds and access to a garden shed which is to remain.

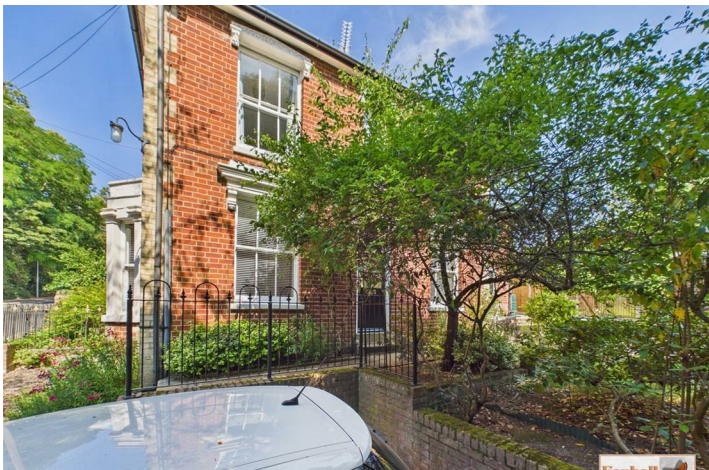
Agents Notes

Tenure - Freehold

Council Tax Band - B







Road Map



Hybrid Map



Terrain Map



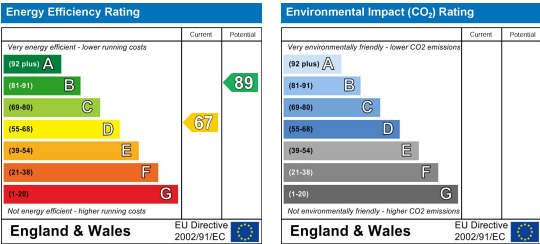
Floor Plan



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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