Foxhall

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Bodiam Road

Broke Hall, Ipswich, IP3 8QP

Guide price £350,000

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Front Garden
Block paved driveway providing off road parking for three vehicles leading to the garage with an up and over door and gated side access round to the rear of the property and a front aspect double glazed door into the entrance hallway.

Entrance Hallway
Doors to all three bedrooms, bathroom, kitchen / diner and lounge with a radiator and parquet flooring.

Lounge
14'11" x 11'0" (4.55m x 3.35m)
Rear aspect double glazed sliding door to the rear garden, feature fireplace, radiator and carpeted flooring.

Kitchen / Diner
15'5" x 7'10" (4.70m x 2.39m)
Modern Wren fitted kitchen comprising of base and eye-level units and work-surfaces, integrated electric oven, integrated electric hob with stainless steel extractor over, integrated fridge freezer, inset stainless steel sink and drainer, two rear aspect double glazed windows, side aspect frosted double glazed UPVC door into the utility room and laminate flooring.

Utility Room
13'10" x 5'1" (4.22m x 1.55m)
Base and eye-level units with rolled-edged worktops, stainless steel sink and drainer, space for a washing machine, space for a tumble dryer, front and side aspect double glazed windows, rear aspect UPVC double glazed door to the garden, electric radiator and tiled flooring.

Bedroom One
12'1" x 10'8" (3.68m x 3.25m)
Built-in sliding wardrobes, front aspect double glazed window, radiator and carpeted flooring.

Bedroom Two
11'0" x 9'4" (3.35m x 2.84m)
Front aspect double glazed window, radiator and laminate flooring.

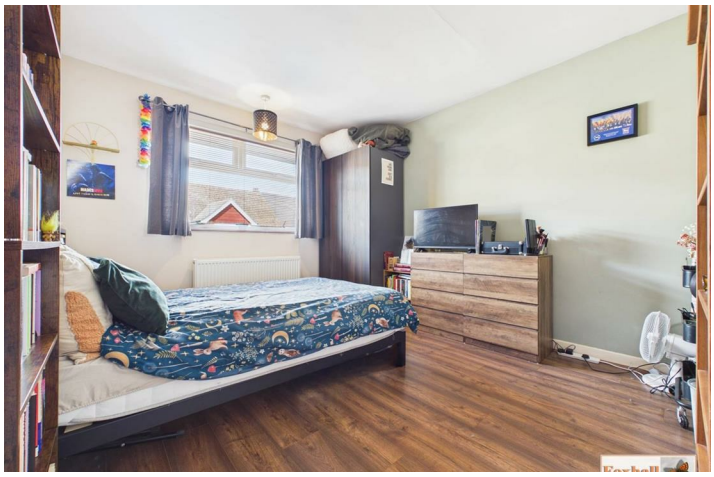
Bedroom Three
10'8" x 8'9" (3.25m x 2.67m)
Side aspect double glazed window, radiator and carpeted flooring.

Bathroom
8'1" x 6'6" (2.46m x 1.98m)
Panel bath with Mira decor electric shower, stainless steel riser and shower attachments, low-level W.C., pedestal hand wash basin, side aspect frosted double glaze window, tiled walls, lino flooring, loft access which houses the Baxi boiler and an airing cupboard.

Rear Garden
42' x 42' (12.80m x 12.80m)
Fully enclosed to fencing the rear garden is mainly laid to lawn with a hardstanding patio area and a variety of mature trees, shrubs and flowerbeds.

Garage
18'0" x 8'3" (5.49m x 2.51m)
Up and over garage door to front, part glazed personal door to side and glazed window to rear. Light and power.

Agents Notes
Tenure - Freehold
Council Tax Band - D



ROUTE
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Road Map

Hybrid Map

Terrain Map

Floor Plan

Floor 0 Building 1

Floor 0 Building 2

Foxhall

Approximate total area(1)

1007 ft²

93.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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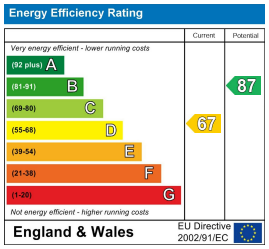
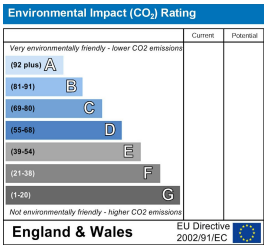
Viewing

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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