

# 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



## Blandford Road

Broke Hall, Ipswich, IP3 8SQ

Offers in excess of £280,000



2



1



1



C



# Blandford Road

Broke Hall, Ipswich, IP3 8SQ

Offers in excess of £280,000



## Front Garden

Front garden accessible via a drop kerb, driveway comfortable for four to five vehicles leading up all the way to the garage. The garden is mostly made up of shingle so gives you the option for further parking and there's also a side gate leading to the rear garden.

## Entrance Porch

Entry via a UPVC door which faces the front with double glazed obscure windows to the front and side, tiled flooring, lighting and an obscure door to the entrance hall.

## Entrance Hall

Coving, radiator, original parquet flooring, storage cupboard, doors to bedrooms one and two, bathroom, lounge and internal sliding doors to the dining area.

## Bedroom One

12'8" x 8'11" (3.86m x 2.72m)

Double glazed window facing the front, coving, large built-in mirrored wardrobes, radiator and original parquet flooring.

## Bedroom Two

11'1" x 8'9" (3.38m x 2.67m)

Double glazed window facing the front, radiator and currently has an underlay over the top of the original parquet flooring.

## Lounge

14'9" x 11'1" (4.50m x 3.38m)

Double glaze double French style doors going out to the rear garden, coving, wall lights, radiator, a feature open chimney breast and original parquet flooring.

## Bathroom

8'2" x 6'5" (2.49m x 1.96m)

Double glazed obscure window which faces the side,

shaver point, access to loft, low-flush W.C., pedestal wash hand basin with hot and cold taps, stainless steel heated towel rail, panel bath with hot and cold taps and a shower over with a glass swing screen, airing cupboard which has a radiator and some shelved storage, half tiled walls and tiled splash-back.

## Dining Room

9'11" x 6'10" (3.02m x 2.08m)

Double glazed window facing the rear, coving, radiator, original parquet flooring and a sliding door into the kitchen.

## Kitchen

8'1" x 7'7" (2.46m x 2.31m)

Double glazed window facing the rear, wall and base fitted units with cupboards and drawers, single sink bowl and drainer unit with a mixer tap over, space for a oven with a cooker hood above, space for a fridge freezer, tiled splash-back and a double glazed UPVC door to the side going out into the rear garden where the garage is.

## Rear Garden

Fully enclosed north westerly facing corner plot rear garden, fully enclosed by panel fencing with a mixture of flower beds, mature plants, trees, conifers, pathways, mostly laid to lawn with two patio area, outside tap and un-overlooked with access to the garage as well and a gate which leads to the driveway.

## Garage

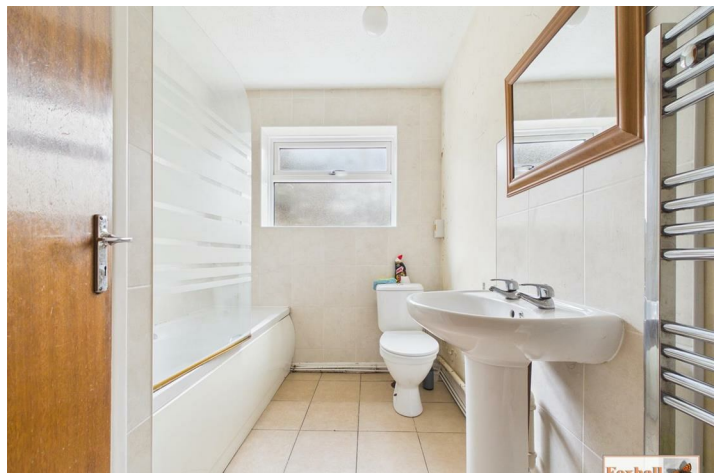
Manual up and over door with power and lighting, single glazed window to the rear and a door to the side.

## Agents Notes

Tenure - Freehold

Council Tax Band - C







## Road Map



## Hybrid Map



## Terrain Map



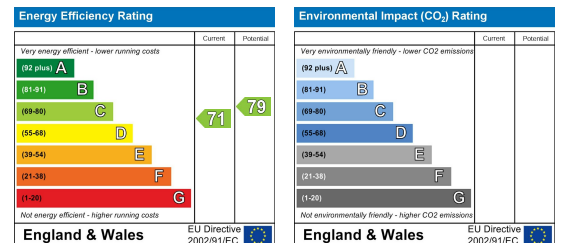
## Floor Plan



## 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.