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



Ranelagh Road

Town Centre, Felixstowe, IP11 7HA

Asking price £359,995

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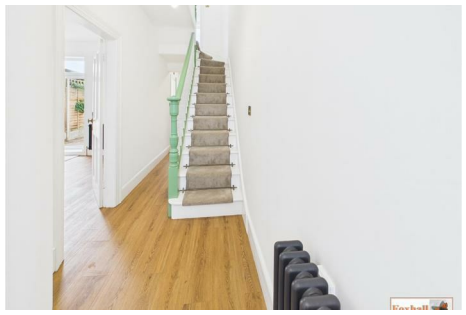


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Front Garden
Off-road parking space and pathway to the front entrance. There is an added benefit of an EV charger.

Entrance Hallway
Obscure double glazed entrance door in keeping with the style and period of the property to entrance hallway with stairs to first floor, radiator, cupboard under the stairs, further shelved cupboard under stairs, cleverly worked utility area under the stairs, with a work surface with cupboard under and plumbing for a washing machine, with wall mounted cupboard over and doors to.

Cloakroom W.C.
Low-level W.C., wash basin with a mixer tap and cupboards under and wall mounted boiler over.

Lounge
12'9" x 11'9" (3.90 x 3.59)
Double glazed sash style window to front, radiator, the focal point of the room is a Victorian style fireplace with oak style laminated flooring.

Dining Room
11'10" x 11'4" (3.62 x 3.47)
Double glazed door to outside, radiator, Victorian style fire surround with oak style laminated flooring.

Kitchen
14'10" x 7'8" (4.52m x 2.34m)
Extensively fitted, new kitchen comprising single bowl sink with a mixer tap, drawers, cupboards, and wine rack under, wall mounted cupboards over, double glazed window to side, upright housing the fridge and freezer. Further excellent range of work surfaces with pan drawers, cupboards and appliance space under, undercounter oven with hob over and extractor above, radiator, oak style laminated flooring, radiator, large upright storage cupboard, double glazed window to rear and double glazed door to the outside.

Landing
Over Stairs cupboard with door to the side giving access to the stairs to the second floor and doors to.

Bedroom One
16'9" x 11'10" (5.11 x 3.61)
Two double glazed sash style windows to front and a radiator.

Bedroom Two
11'10" x 11'5" (3.63 x 3.48)
Double glazed window to rear and a radiator.

Bathroom
11'9" x 7'6" (3.58m x 2.29m)
Clawfoot freestanding bath with a mixer tap and shower attachment, his and hers wash basins with cupboards under and mirrors over, Victorian style heated towel rail, independent walk-in shower, low-level WC, fitted display cupboard units, oak style laminated flooring and obscure double glazed window to rear.

2nd Floor Bedroom Three
15'4" x 13'3" (4.69 x 4.04)
Eaves storage space to either side, radiator, double glazed door to the balcony and a narrow walkway to a large storage room.

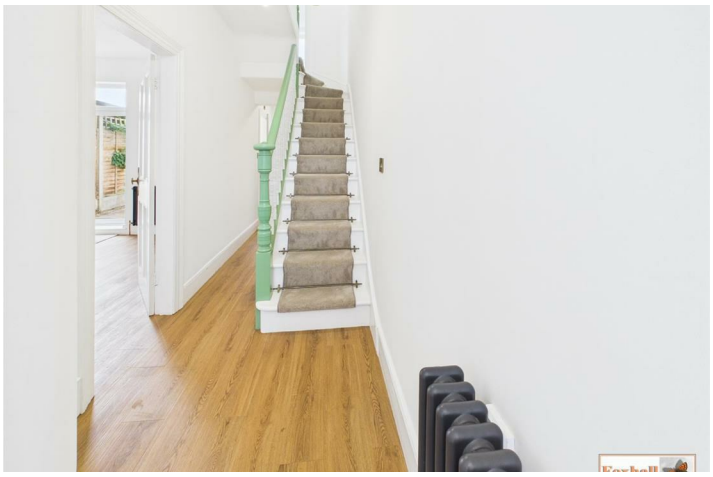
Storage Room
8'3" x 7'7" (2.52 x 2.32)
Two single glazed windows to rear, double glazed window to side, cupboard and a radiator.

Rear Garden
Enclosed by timber fencing, the garden has a westerly aspect with a courtyard style garden, sandstone style patio area, raised beds to the rear and a gate giving access to Cobbold Road.

Agents Notes

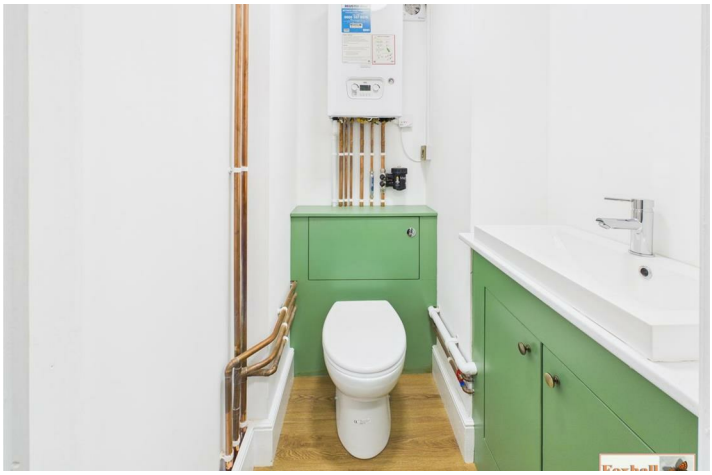
Tenure - Freehold
Council Tax Band - C
Pursuing to the Estate Agents act of 1979. We are obliged to advise the vendor of this property is engaged in estate agency work.
Please note that the property is located within a conservation area.
Please note there is a flying freehold over 67 Ranelagh Road

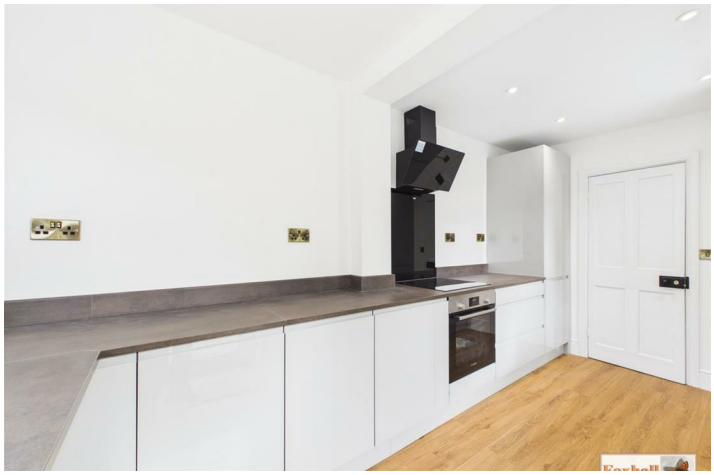


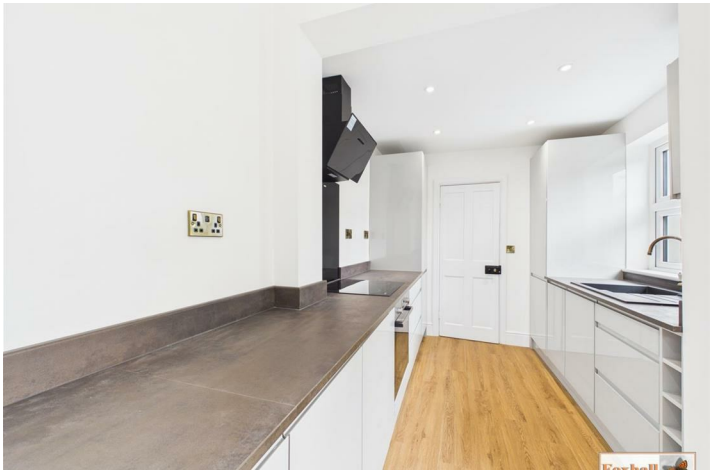








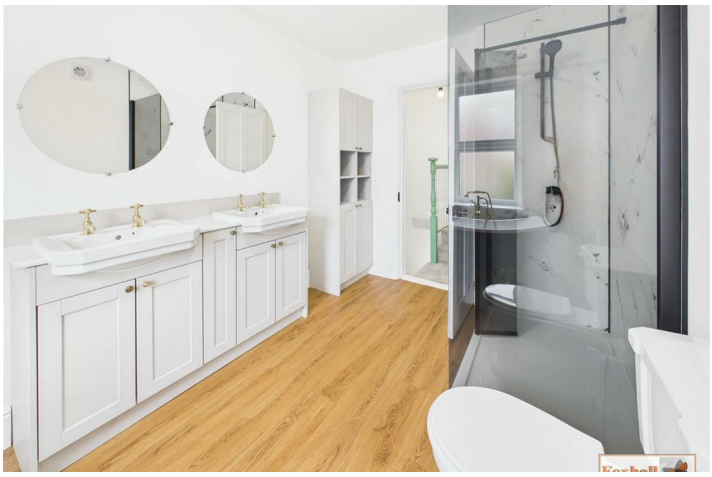




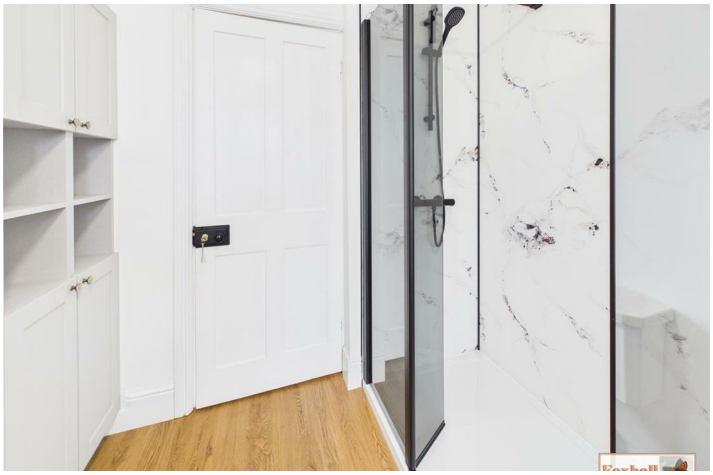


























Road Map



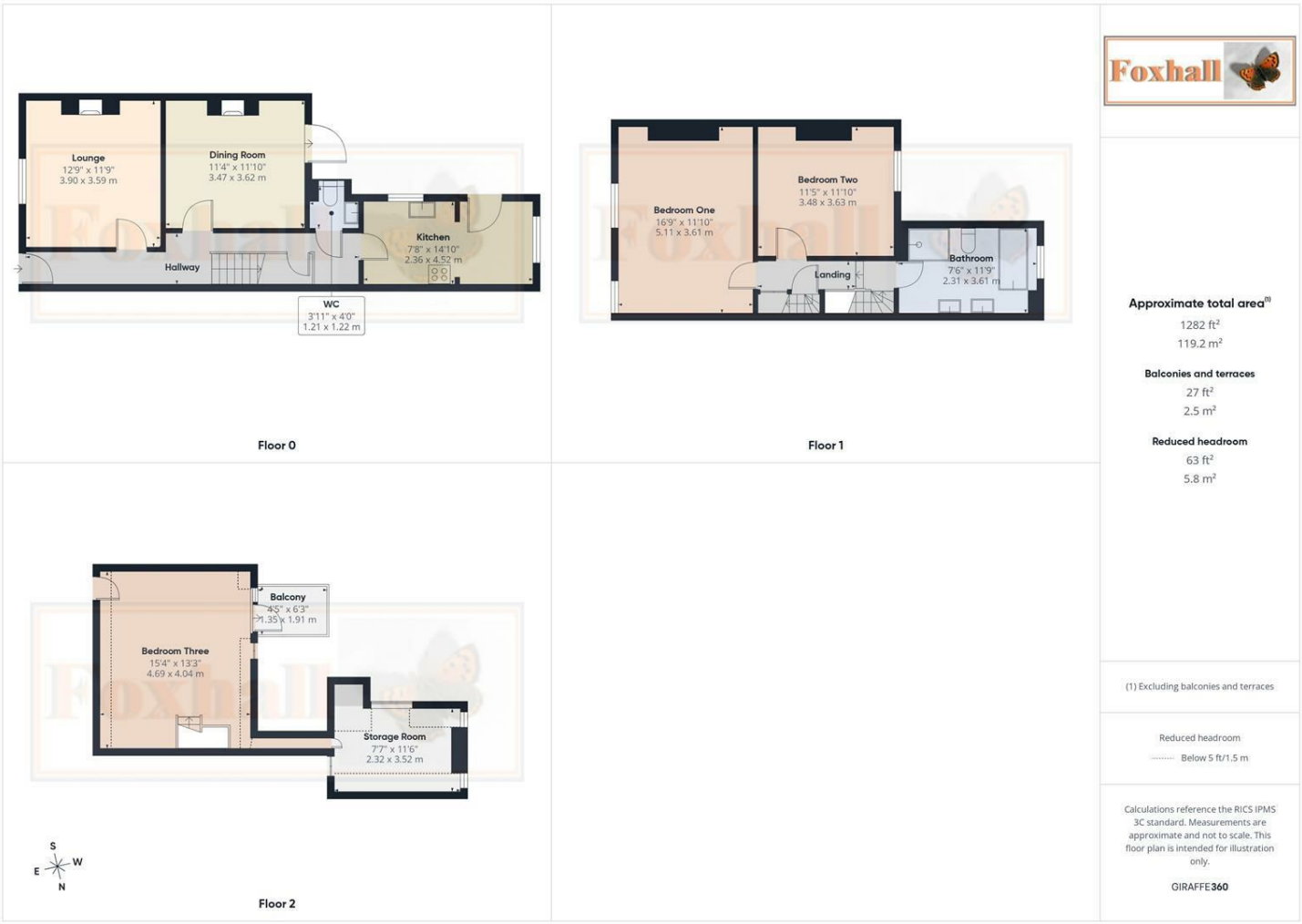
Hybrid Map



Terrain Map



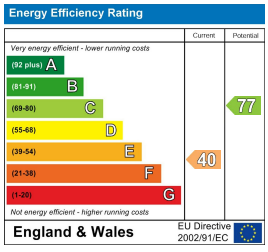
Floor Plan

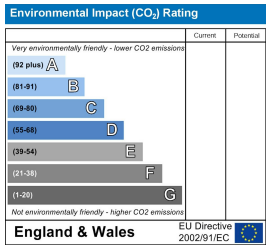


Viewing

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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