

Foxhall



Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

Unit 4, Ropes Drive
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

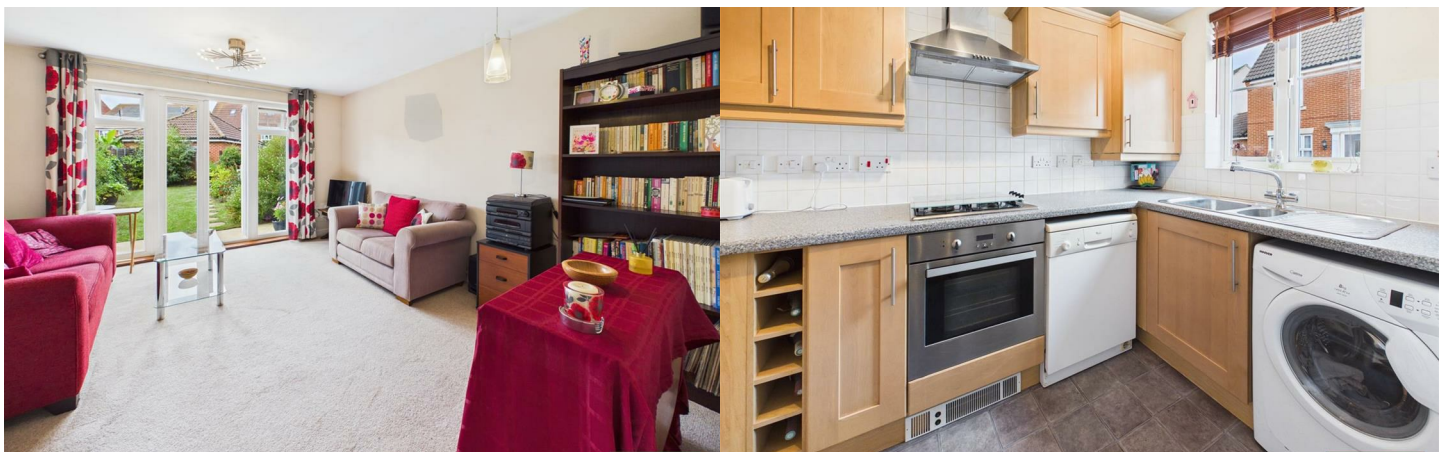
www.foxhallestateagents.co.uk



The Fishers

Kesgrave, Ipswich, IP5 2BT

Price £260,000



The Fishers

Kesgrave, Ipswich, IP5 2BT

Price £260,000



Front Garden

Pathway leading to the entrance door with a canopy porch the remainder is laid to lawn with mature shrubs.

Entrance Hallway

Accessed via an entrance door with a floor mat and wood effect vinyl flooring, radiator, stairs rising to the first floor, smooth ceiling, double doors giving access to the kitchen and doors to the lounge / diner and ground floor cloakroom.

Lounge / Diner

13'10" x 13'3" (4.22 x 4.04)

UPVC double glazed French doors giving access to the rear garden with two UPVC double glazed full length windows to both sides, two radiators, carpeted flooring, smooth ceiling, generous sized storage cupboard and television and telephone points.

Kitchen

9'8" x 6'2" (2.96 x 1.89)

UPVC double glazed window to front, space and plumbing for a washing machine, space and plumbing for a dishwasher, built-in Zanussi oven, built-in hob with stainless steel extractor over, space for a fridge freezer, 1 1/2 bowl stainless steel sink with a mixer tap inset in a rolled edge worksurface with cupboards and drawers under and matching above, tiled splash-back, smooth ceiling with spotlighting, tile effect vinyl flooring and a cupboard housing the Viessmann boiler which is regularly serviced and under guarantee.

Ground Floor W.C.

4'7" x 2'10" (1.40m x 0.86m)

Low-level W.C., wash hand basin with tiled splash-back, radiator, wood effect vinyl flooring, smooth ceiling and an extractor fan.

Landing

Carpeted flooring, radiator, doors giving access to bedrooms one and two and the bathroom, smooth ceiling and loft access..

Bedroom One

13'1" x 9'1" (4.00 x 2.78)

Two UPVC double glazed windows to the rear overlooking the garden, radiator, smooth ceiling, built-in double wardrobe and carpeted flooring.

Bedroom Two

13'1" x 7'11" (3.99m x 2.41m)

UPVC double glazed window to front, radiator, smooth ceiling, good sized storage cupboard and carpeted flooring.

Bathroom

6'6" x 5'7" (1.98m x 1.70m)

Low-level W.C., pedestal wash hand basin, shaped and panel bath with mixer tap and shower attachment with shower screen, wood effect vinyl flooring, radiator, shaver point, smooth ceiling with spotlighting, extractor fan and part tiled walls.

Rear Garden

Commencing with a paved patio area with outdoor lighting. The mature rear garden is predominantly laid to lawn with mature shrubs and flowers with a shed to remain and gated access to the off-road parking spaces.

Parking

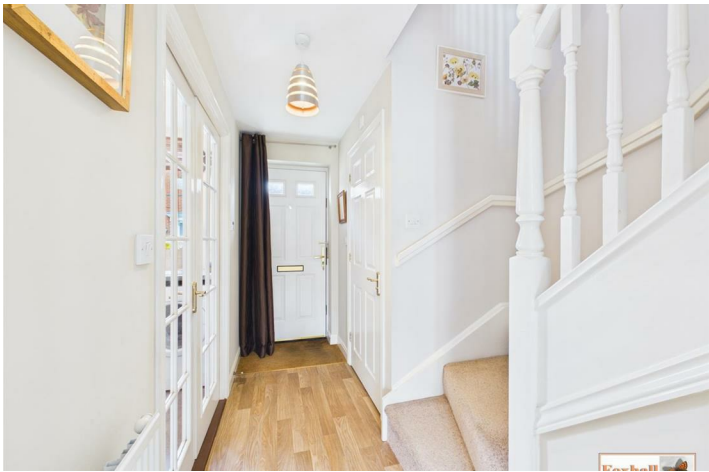
At the back of the property there is allocated parking for two vehicles and gated access to the rear garden.

Agents Notes

Tenure - Freehold

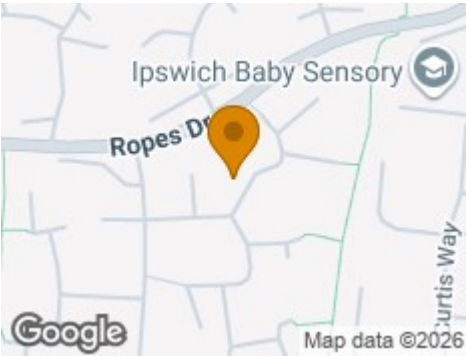
Council Tax Band - B







Road Map



Hybrid Map



Terrain Map



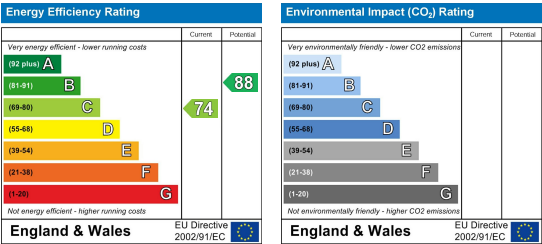
Floor Plan



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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.