

Foxhall



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Wards View

Kesgrave, Ipswich, IP5 2PW

Offers in the region of £210,000



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Front Garden

The garden is mainly laid to lawn with a mature shrub/flower border. There is a path to the front door, a seating area and outside tap.

Entrance Hallway

Doors to the Lounge/Diner and downstairs W.C., Laminate flooring.

W.C.

Low level W.C., pedestal wash basin, radiator, side aspect frosted double glazed window, half tiled walls, laminate flooring.

Lounge/Dining Area

15'9" x 15'7" (4.82 x 4.77)

Front and side aspect double glazed windows, under stairs cupboard, stairs to the first floor, radiator, laminate flooring.

Kitchen

Base and eye level units, square edge work tops, integrated electric oven, gas hob and stainless steel extractor over, integrated dishwasher, integrated stainless steel sink and drainer, space for a fridge/freezer, space for a washing machine. Tiled walls, tiled flooring.

Landing

Doors to both bedrooms, the bathroom and the airing cupboard, loft access with drop down ladder, carpeted flooring.

Bedroom One

10'0" x 8'9" (3.05 x 2.68)

Front and side aspect double glazed windows, built in wardrobes, radiator, carpeted flooring.

Bedroom Two

10'3" x 6'9" (3.13 x 2.07)

Front and side aspect double glazed windows, radiator, carpeted flooring.

Bathroom

Panel bath with stainless steel mixer shower over, enclosed cistern W.C. and hand wash basin into vanity unit. Heated towel rail, extractor fan, part tiled walls, vinyl flooring.

Parking

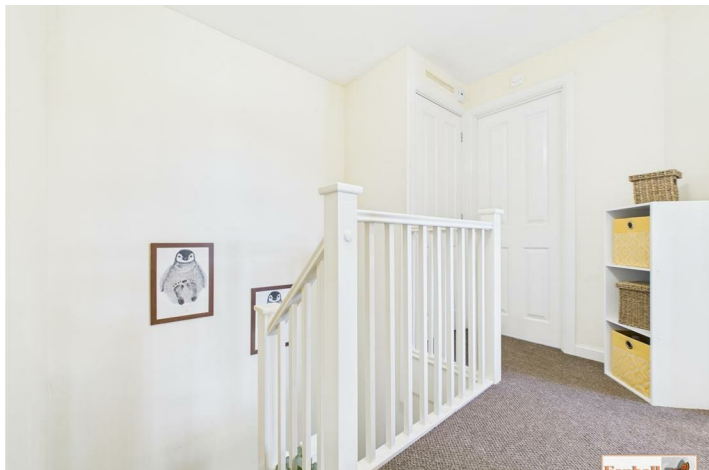
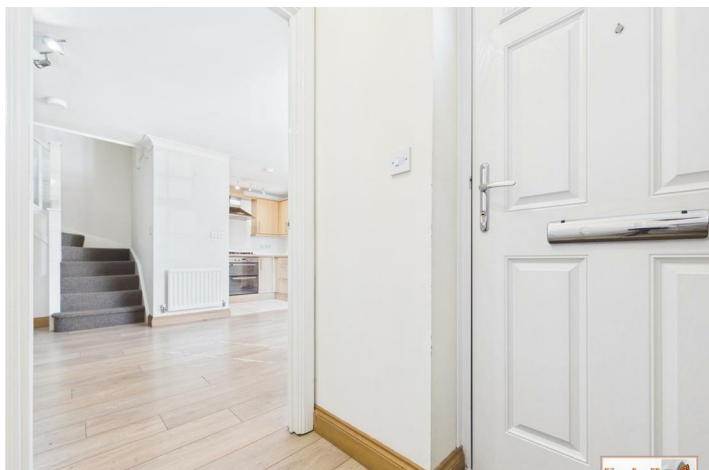
There is one allocated parking space directly outside the house, ten visitor spaces and further unrestricted parking on the road.

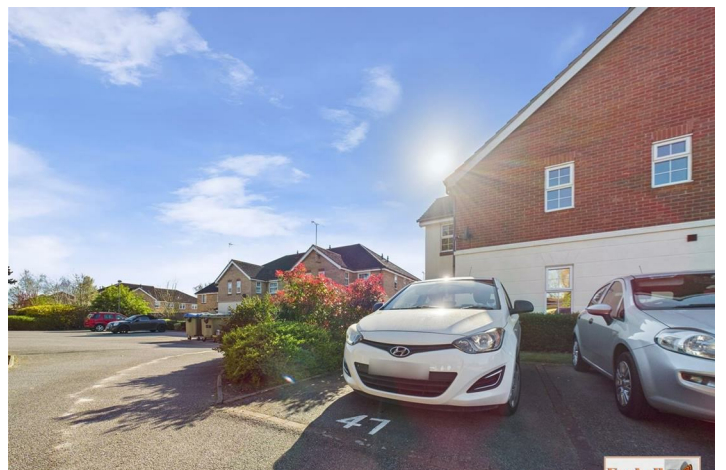
Agents Note

Tenure - Freehold

Council Tax Band - B

There is a £20 a month estate/maintenance charge which covers the communal/parking areas. This is currently paid twice yearly.





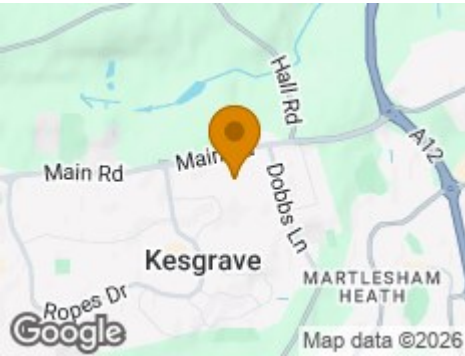
Road Map



Hybrid Map



Terrain Map



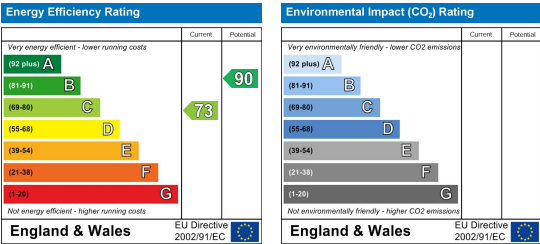
Floor Plan



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.