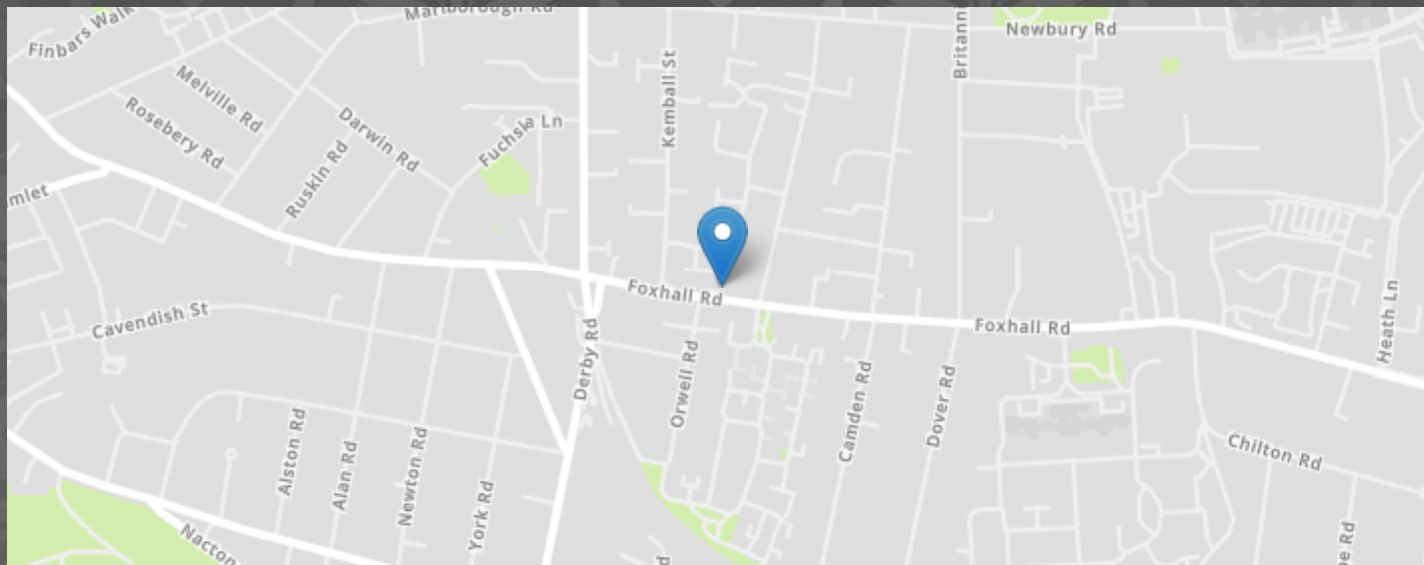


## Foxhall Road, Ipswich



- NO ONWARD CHAIN
- ONE BEDROOM
- EAST IPSWICH
- LOUNGE/DINER
- TENANT IN SITU
- FIRST FLOOR APARTMENT
- ALLOCATED CAR PARKING SPACE
- GREAT INVESTMENT OPPORTUNITY
- GAS CENTRAL HEATING & DOUBLE GLAZED THROUGHOUT

# MARKS & MANN

99-101 Penshurst Rd, Ipswich, Suffolk, IP3 8QB.

01473 396 296

contactipswich@marksandmann.co.uk

Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

# MARKS & MANN



## Foxhall Road, Ipswich

Marks & Mann Estate Agents LTD are delighted to offer for sale this FIRST FLOOR APARTMENT which would be an ideal buy to Let investment as it has tenants in situ. The apartment has open plan living/dining and kitchen area, bathroom, double glazing, gas central heating and one bedroom. The property also benefits of an allocated parking space and is located in the popular East Ipswich area. The property falls under the Copleston School Catchment. In the valuers opinion internal viewing is highly recommended to avoid disappointment.

**£140,000**



Foxhall Road, Ipswich

Front

Intercom entry. Double glazed front entrance door. Inside the building take the stairs to the first floor.

Entrance Hall

Tiled flooring. Radiator. Airing cupboard housing wall mounted boiler. Intercom entry. Doors to:

Lounge/Diner

5.36m x 3.88m (17' 7" x 12' 9")  
Double glazed window to front. Double glazed window to side. Two radiators.

Kitchen Area

1.67m x 4.46m (5' 6" x 14' 8")  
Double glazed window to side. Tiled flooring. Tiled splash backs. Spotlights. Integrated fridge freezer. Integrated oven. Integrated gas hob with extractor hood over. Integrated washing machine. Integrated dish washer. Range of wall mounted units. Range of floor mounted units and drawers. Stainless steel sink unit with drainer and mixer tap over. Inset spotlights.

Bedroom One

3.97m x 2.80m (13' 0" x 9' 2")  
Double glazed window to front. Double glazed window to side. Inset spotlights. Radiator.

Bathroom

Tiled flooring. Pedestal wash basin. Low level w/c. Heated towel rail. Panelled bath with shower extension over. Tiled splash backs. Double glazed obscured window to rear. Inset spotlights.

Car Parking

One allocated parking space to the side of the property which is block paved.

Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate.

Money Laundering Regulations

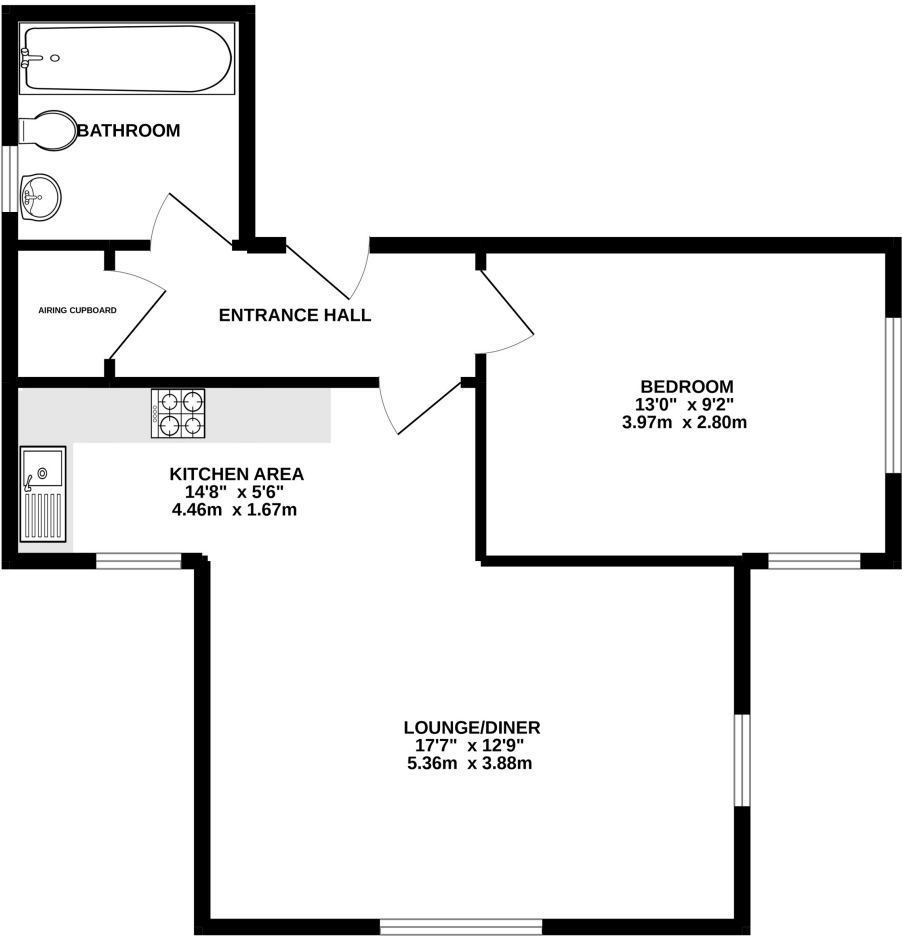
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Council Tax Band

At the point of instruction the property is council tax band A.

Foxhall Road, Ipswich

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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The above floor plans are not to scale and are shown for indication purposes only.

