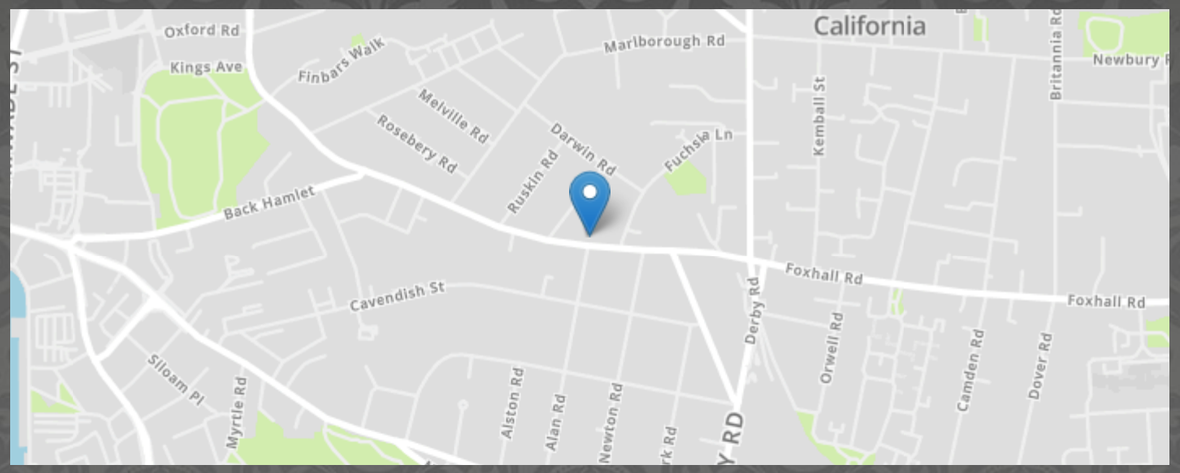
Foxhall Road, Ipswich



- THREE BEDROOMS
- SNUG
- FIRST FLOOR BATHROOM
- CLOSE TO LOCAL SHOPS AND AMENITIES
- CLOSE TO SCHOOLS
- NO FORWARD CHAIN
- GAS CENTRAL HEATING
- MODERN FITTED KITCHEN
- GROUND FLOOR SHOWER ROOM
- EXCELLENT CONDITION

MARKS & MANN

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MARKS & MANN

Foxhall Road, Ipswich

We are delighted to be marketing this well presented three bedroom end of terraced property, located in the East of Ipswich close to local schools and amenities, being on a regular bus route to the town centre and hospital.

Internally the property benefits from, on the ground floor: Entrance Hall, living room/dining room, snug, kitchen and shower room. To the first floor: Landing, bedroom one, bedroom two, bedroom three and bathroom. Externally the property benefits from an enclosed front garden and a rear garden, mainly laid to lawn with patio area.

Call now to register your interest and arrange a private first hand viewing.

£270,000

Foxhall Road, Ipswich

Entrance Hall

Front door, radiator.

Living Room/Dining Room

7.96m x 3.61m (26' 1" x 11' 10")
Sash double glazed window to front and rear aspect, fireplace X2, radiator X2, under stairs storage. Oak engineered wood floor.

Kitchen

4.30m x 3.10m (14' 1" x 10' 2")
Double glazed window to side aspect, radiator, recently fitted boiler, extractor, sink draining board.

Shower Room

Low level WC, hand wash basin, heated towel rail, shower cubicle, ceiling spotlights. Extractor fan.

Snug

2.67m x 2.49m (8' 9" x 8' 2")
Double glazed window to side X2, radiator, French doors to rear, ceiling spotlights.

Landing

Storage cupboard and loft hatch with ladder. Partly boarded loft.

Bedroom One

3.95m x 3.97m (13' 0" x 13' 0")
Double glazed window to front aspect X2, radiator, feature fireplace, and fully built-in wardrobes on opposite wall.

Bedroom Two

3.00m x 3.61m (9' 10" x 11' 10")
Radiator, double glazed window to rear aspect and feature fireplace. New carpet.

Bedroom Three

2.59m x 3.12m (8' 6" x 10' 3")
Double glazed window to rear aspect, fireplace, radiator (currently not working).

Bathroom

Bath with electric shower over, hand wash basin, low level WC, double glazed window to side aspect, ceiling spotlights, heated towel rail.

Front Garden

Enclosed paved brick walled front garden.

Rear Garden

The rear garden is mainly laid to lawn, with mature trees and shrubs, shed X2, outside light, power point, and outside water tap. Rear access through walkway to Foxhall Road.

Location

Ipswich is a town with lots to offer including restaurants, cinema, plenty of amenities, Ipswich football stadium and the town centre which offers a wealth of amenities.

Directions

Using a SatNav, please use IP3 8LA as the point of destination.

Important Information

Tenure - Freehold
Services - we understand that mains gas, electricity, water and drainage are connected to the property.
Council Tax Band: B
EPC rating: TBC

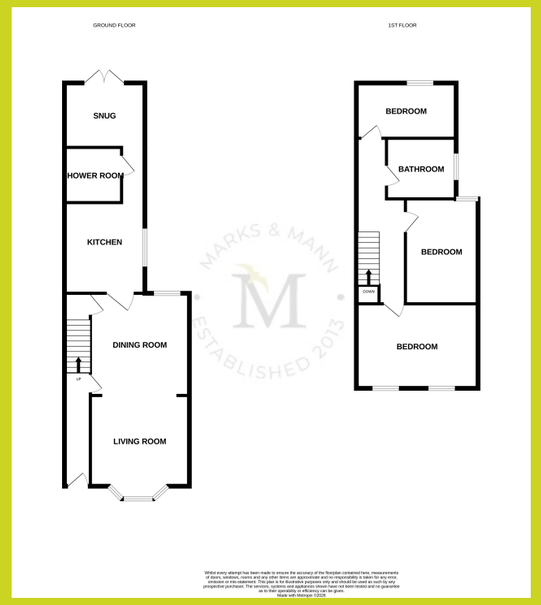
Foxhall Road, Ipswich

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.
New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

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 time of writing the council tax band for this property is band B.



The above floor plans are not to scale and are shown for indication purposes only.