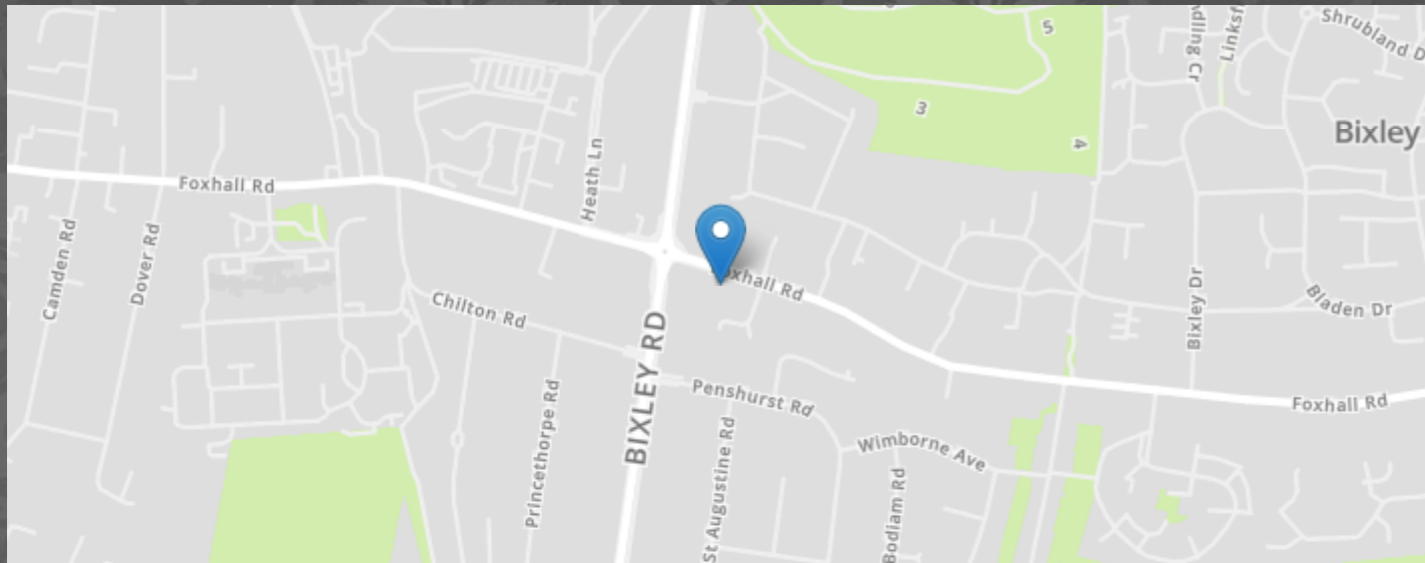


Foxhall Road, Ipswich



MARKS & MANN



- OFF ROAD PARKING
- TWO RECEPTION ROOMS
- GAS CENTRAL HEATING
- CLOSE TO AMENITIES
- GARAGE
- SOUTH FACING REAR GARDEN
- CLOSE TO SCHOOLS
- CHAIN FREE



Foxhall Road, Ipswich

An opportunity to acquire this three bedroom semi detached property positioned on a generous plot. Located on Foxhall road the property is situated in an ideal location close to schools and amenities.

Internally the property benefits from, on the ground floor: Entrance hall, living room, dining room, kitchen, utility space and cloakroom. On the first floor: Landing, bedroom one, bedroom two, bedroom three, bathroom and wc. Externally the property benefits from off road parking for multiple vehicles, garden space to the front, a garage and a generous south facing garden to the rear.

The property is in need of some care but with the right attention this will certainly make a magnificent family home.

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

£309,950

MARKS & MANN

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

01473 396 296

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

Foxhall Road, Ipswich

Entrance hall

Light fitting, radiator, front door, doors to sitting room, dining room, kitchen.

Sitting room

3.980m x 4.039m (13' 1" x 13' 3")

Two radiators, fire place, light fitting, bay window to front aspect.

Dining room

3.369m x 3.752m (11' 1" x 12' 4")

Sliding doors to rear aspect, fire place, ceiling light fitting, radiator.

Kitchen

2.742m x 2.803m (9' 0" x 9' 2")

Window to side aspect, door to rear garden, range of base and wall units, tiled splash back, stainless steel sink/draining board, light fitting, radiator.

Storage area

Window to side aspect. storage area with shelving leading to cloakroom.

Cloakroom

Window to rear aspect, low level toilet, hand wash basin with tiled splash back, light fitting.

First floor landing

Window to side aspect, , light fitting, radiator doors to three bedrooms and bathroom.

Bedroom one

3.113m x 4.155m (10' 3" x 13' 8")

Bay window to front aspect, built in wardrobe, with cupboards over, light fitting, radiator.

Bedroom two

3.131m x 3.798m (10' 3" x 12' 6")

Bay window to rear aspect. built in wardrobes, light fitting, radiator,

Bedroom three

2.340m x 2.369m (7' 8" x 7' 9")

Window to front aspect, light fitting, radiator,

Bathroom

Frosted double glazed window to rear aspect, newly fitted bath, basin with storage under, 3/4 tiled, radiator.

Cloakroom

Frosted window to rear aspect, Low level toilet, light fitting.

Outside,

Front of property is laid to lawn, surrounded with mature shrubs and hedges, driveway to garage and path leading to front door, side gate access to rear garden.

Rear large garden, patio area at the back of the property, mostly laid to lawn with a wild flower patch, garden is totally enclosed by mature hedges, and fencing, mature tree in the garden, shed.

Important information

Tenure - Freehold

Services - we understand that mains gas, electricity, water and drainage are connected to the property.

Council tax band - C

EPC rating - TBC

Our ref - JB/TS

Location

The property is situated ideally for primary and secondary schools and hospital, close to local amenities and short drive to town, and local supermarkets, easy access to A14/A12.

Foxhall Road, Ipswich

Directions

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

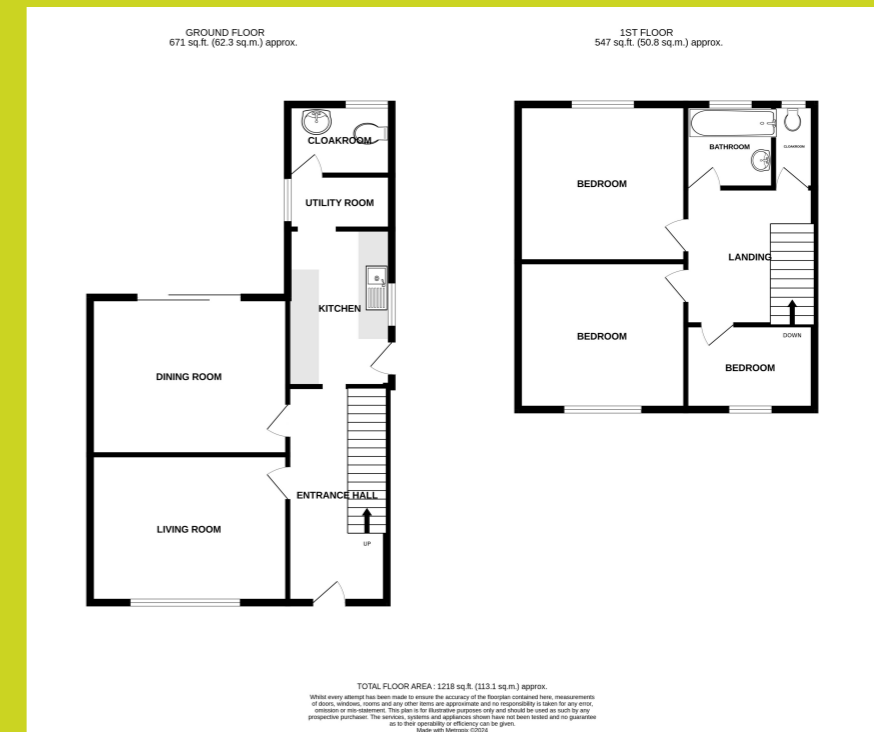
Disclaimer

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

Anti 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.



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

