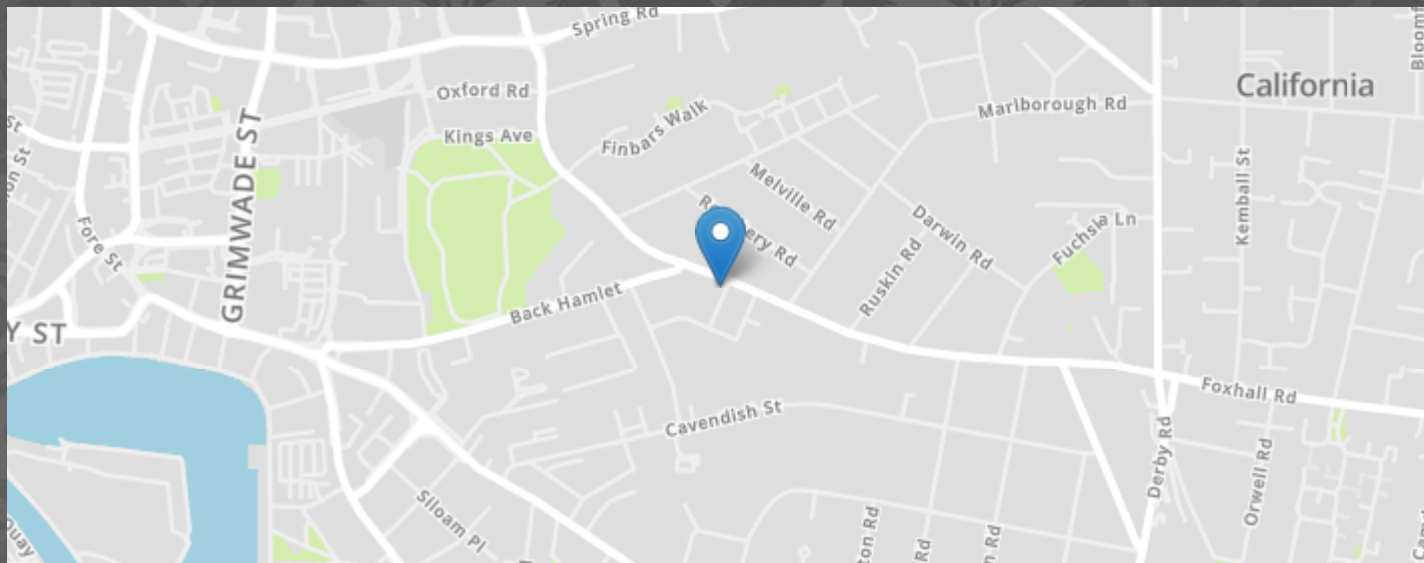


Foxhall Road, Ipswich



- TWO BEDROOM SEMI-DETACHED HOUSE
- KITCHEN AND UTILITY ROOM
- DOWNSTAIRS CLOAKROOM
- UPSTAIRS BATHROOM WITH UNDERFLOOR HEATING
- CLOSE TO LOCAL AMENITIES AND SHOPS
- SEPARATE SITTING ROOM AND DINING ROOM
- SUN ROOM LEADING ON THE GARDEN
- TWO DOUBLE BEDROOMS
- MATURE REAR GARDEN
- IPSWICH'S POPULAR WATERFRONT NEARBY

**MARKS & MANN**

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**MARKS & MANN**



### Foxhall Road, Ipswich

Marks & Mann Estate Agents Ltd are delighted to offer for sale this TWO BEDROOM SEMI DETACHED HOUSE situated in the East of Ipswich. Within walking distance of the waterfront and town centre, The property compromises an entrance hall, sitting room, dining room, kitchen, utility room, downstairs cloakroom, sun room, two bedrooms and a first floor bathroom. The property has the added benefit of gas central heating and underfloor heating in the upstairs bathroom, as well as a mature south facing rear garden, and in the valuer's opinion an early viewing is advised to avoid disappointment.

**£205,000**



## Foxhall Road, Ipswich

### Entrance hall

Doors to the sitting room and dining room.

### Sitting room

4.00m x 3.09m (13' 1" x 10' 2")  
Bay window to front, radiator, wooden flooring, feature fireplace.

### Dining room

4.06m x 3.20m (13' 4" x 10' 6")  
Window to rear, door to stairs, feature fireplace and door to the kitchen, Radiator.

### Kitchen

2.66m x 2.73m (8' 9" x 8' 11")  
Window to side and a range of matching wall and base units with worktops over, butler sink, space for a freestanding oven, Radiator and door to;

### Utility room

2.63m x 2.47m (8' 8" x 8' 1")  
Window to side, radiator, range of matching base units with worktops over, space and plumbing for a washing machine and tumble dryer, doors to the downstairs cloakroom and sun room, along with an external door to the side giving access to the rear garden.

### Downstairs cloakroom

Window to side, radiator, wash hand basin and WC.

### Sun room

2.79m x 2.46m (9' 2" x 8' 1")  
Radiator, double doors overlooking and leading onto the garden.

### First floor landing

Doors to both bedrooms and the bathroom.

### Bedroom one

4.09m x 4.09m (13' 5" x 13' 5")  
Two windows to front, radiator, storage cupboard.

### Bedroom two

3.42m x 3.19m (11' 3" x 10' 6")  
Window to rear, storage cupboard, radiator.

### Bathroom

Window to rear, radiator, rolltop bath, walk-in shower, wash hand basin and WC with underfloor heating, two heated towel rails.

### The outside

To the front of the property there is a low brick wall with gate into the front garden which has plants and shrubs with a pathway leading to the front door. Side access leads to the rear garden.

South facing rear garden has a patio area to the immediate rear of the property with the remainder mainly laid to lawn with mature shrubs, plants and trees and a shed at the bottom of the garden.

### 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 E.  
Our ref: MS/elr.

### Location

Foxhall Road is located on the popular East side of Ipswich, close to local schools, shops and amenities. Ipswich's popular waterfront is within walking distance, as is Ipswich town centre with it's array of bars, shops, and restaurants. For the commuter, the A12/A14 are within easy reach and Ipswich has a mainline train station with a direct link to London Liverpool Street.

### Directions

Please use IP3 8HL as the point of destination.

## 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.



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

