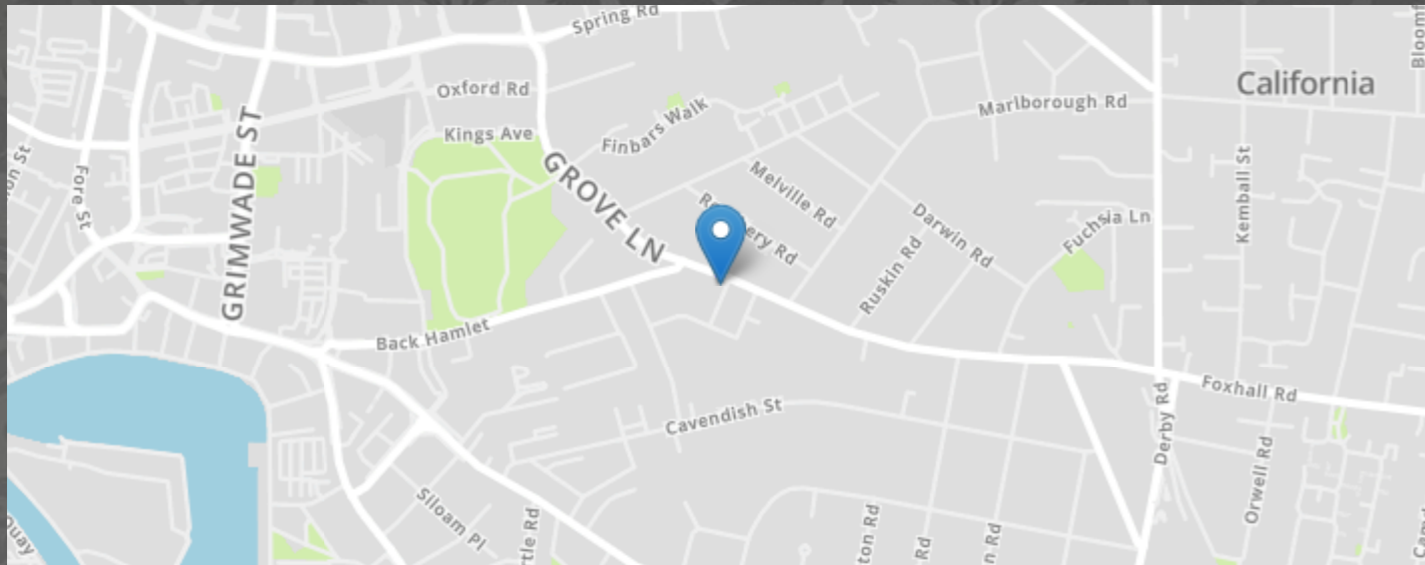


Foxhall Road, Ipswich



- 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.

**£210,000 Offers in Excess of**



# 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.

# Foxhall Road, Ipswich



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

