



# Charles Wright

## PROPERTIES

Selling Properties the Wright Way



5 Fuscia Row 167 Foxhall Road

Ipswich, IP3 8LD

**Guide price £260,000**



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## Description

A well built three storey town house built 14 years ago by Landex Homes, a highly respected local developer, offering good sized accommodation to the east of Ipswich. The property benefits from gas fired central heating, double glazing and off road parking to the rear. The property also falls into the highly regarded Copleston High School Catchment area.

## Location

The property lies to the preferred east side of Ipswich and within walking distance to local shops and the railway station at Derby Road, which is on the Ipswich to Felixstowe line.. The property is also convenient to Heath Road Hospital and town centre where there is a range of shopping and recreational facilities and the rejuvenated waterfront and excellent restaurants.

## Entrance Hall

13'8 x 6'9 (4.17m x 2.06m)

Stairs to first floor and radiator.

## Cloakroom

6'1 x 2'10 (1.85m x 0.86m)

Low level wc, pedestal wash basin, tiled floor and radiator.

## Sitting Room

14'9 x 9'8 (4.50m x 2.95m)

Double glazed window to rear and matching French doors. Radiator. Opening onto

## Dining Area

7'6 x 4'10 (2.29m x 1.47m)

Radiator.

## Kitchen

8'9 x 7'7 (2.67m x 2.31m)

Double glazed window to front. Comprehensively fitted with modern units incorporating stainless steel sink unit and single drainer cupboards under. Adjacent worktops with cupboards and drawers under, with built in Neff four ring gas hob and matching oven under and extractor fan above. Range of eye level units and wall cupboard housing the integrated Neff fridge/freezer. Tiled floor and radiator.

## First floor landing

Double glazed window to front, stairs to second floor, built in airing cupboard and radiator.

## Bedroom Two

14'9 x 9'3 narrowing to 7' (4.50m x 2.82m narrowing to 2.13m)

Double glazed windows to rear and two radiators.

## Bedroom Three

8'3 x 8'1 (2.51m x 2.46m)

Double glazed window to front and radiator.

## Bathroom

8'3 x 6 (2.51m x 1.83m)

Panelled bath with independent shower unit, low level wc, pedestal wash basin, xpelair and chrome heated towel rail.

## Second floor landing

Access to loft and Velux window to front.

### Bedroom One

19 x 11'2 (5.79m x 3.40m)

Double glazed eaves window to front and rear and radiator.

### Ensuite Shower Room

7'11 x 5'3 (2.41m x 1.60m)

Velux window to rear, fully tiled shower cubicle, low level wc, pedestal wash basin and chrome heated towel rail.

### Outside and Gardens

There is a small front shingle garden behind a wall and wrought iron railings, with a path to the front door. Access to the rear is via a gated entrance off Fuchsia Lane with a brick paved communal drive and parking for one vehicle. A gate gives access to a rear garden with a patio to the immediate rear of the property and to the rear of the garden, with a garden shed. In between is a lawn area enclosed by panel fencing.

### Agents Notes

We understand mains gas, electric, water and drainage are connected to the property.

Tenure: Freehold

EPC: Band C.

Council Tax: Band: C.

Local Authority: Ipswich Borough Council.



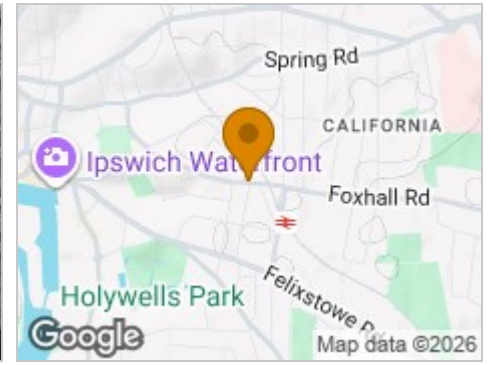
## Road Map



## Hybrid Map

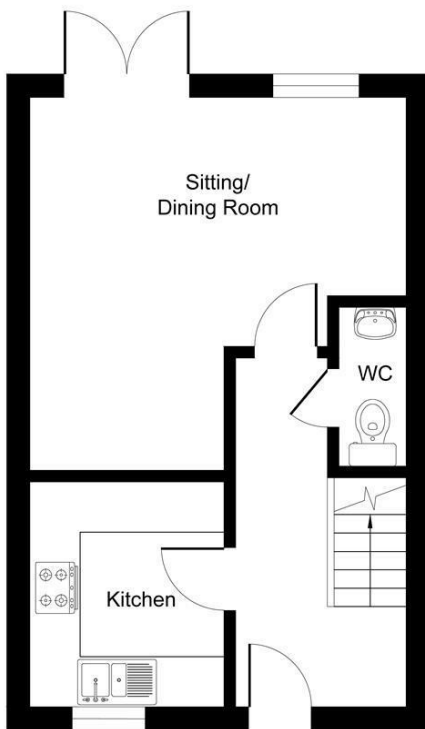


## Terrain Map

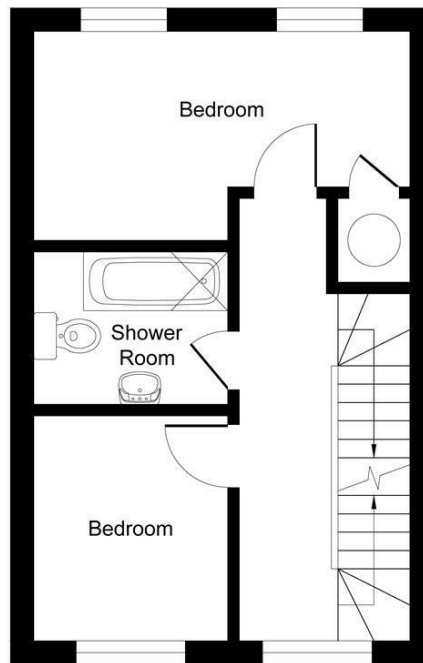


## Floor Plan

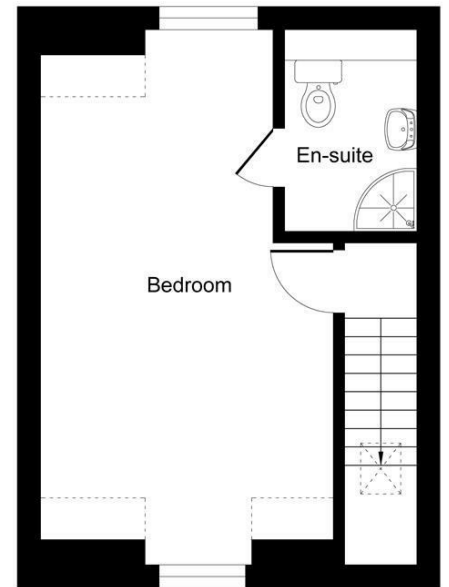
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Ground Floor



First Floor



Second Floor

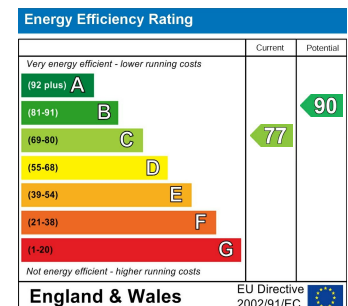
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## Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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