

# Foxhall



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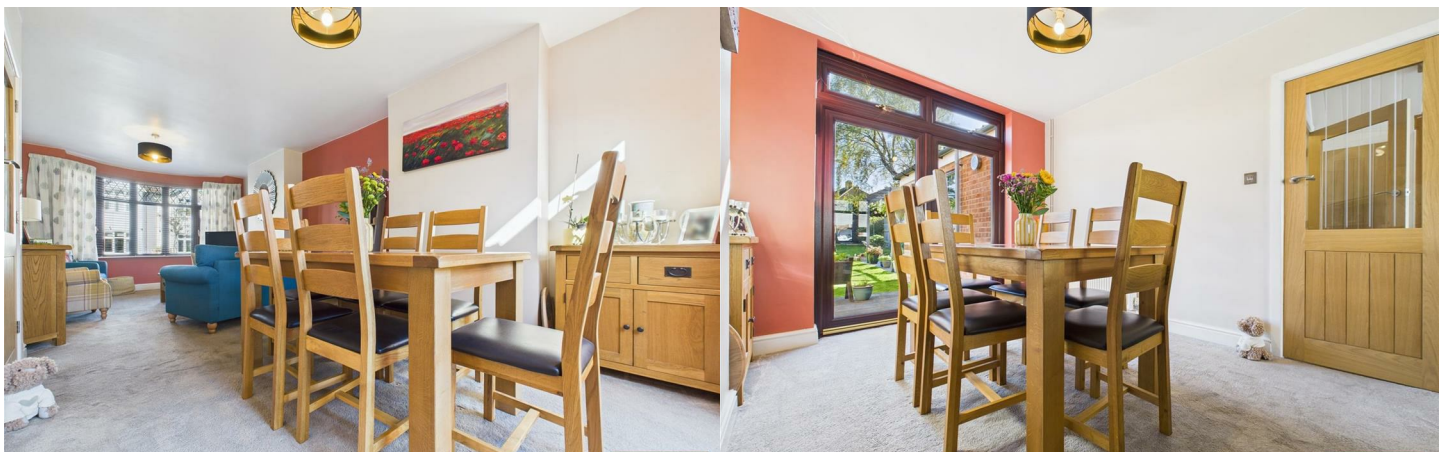
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## Henslow Road

Copleston Catchment, Ipswich, IP4 5EQ

Guide price £300,000





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## Front Garden

Block paved driveway for allowing off-road parking for two vehicles and a front UPVC door into the entrance hallway.

## Entrance Hallway

Side aspect door into the lounge / diner, rear aspect door into the kitchen / breakfast room, under stairs cupboard, stairs to the first floor, radiator and laminate flooring.

## Lounge / Diner

23'4" x 9'10" (7.11m x 3.00m)

Front aspect double glazed bay window, rear aspect double glazed French doors into the garden, two radiators and carpeted flooring.

## Kitchen / Breakfast Room

23'9" x 8'3" (7.24m x 2.51m)

Base and eye-level units, rolled edge worktops, integrated electric oven, integrated induction hob with extractor over, integrated fridge/freezer, integrated under counter fridge, space and plumbing for a freestanding washing machine in cupboard, integrated sink and drainer, side aspect double glazed window, rear aspect double glazed French doors into the garden, side aspect door into the downstairs W.C., radiator and laminate flooring.

## Downstairs W.C.

Low-level W.C., hand wash basin into vanity unit with tiled splashback, stainless steel towel rail and laminate flooring.

## Landing

Doors to all bedrooms and the bathroom, glass balustrade, side aspect frosted double glazed window and carpet flooring.

## Bedroom One

12'1" x 11'6" (3.68m x 3.51m)

Front aspect double glazed window, radiator and carpet flooring.

## Bedroom Two

11'5" x 10'0" (3.48m x 3.05m)

Rear aspect double glazed window, radiator and carpet flooring.

## Bedroom Three

8'4" x 7'3" (2.54m x 2.21m)

Rear aspect double glazed window, radiator, carpet flooring and loft access.

## Bathroom

Panel bath with stainless steel taps and stainless steel shower riser and hand held attachment, low-level W.C., hand wash basin into vanity unit, stainless steel towel rail, front aspect double glazed frosted window and laminate flooring.

## Rear Garden

Enclosed to panel fencing the rear garden is mainly laid to lawn with a patio area with pergola accessed from the kitchen/breakfast room and a further decking area accessed from the lounge diner. Three wooden sheds at the rear of the garden and a variety of mature shrubs and plants throughout. There is pedestrian gated side access round to the front of the property.

## Agents Notes

Tenure - Freehold

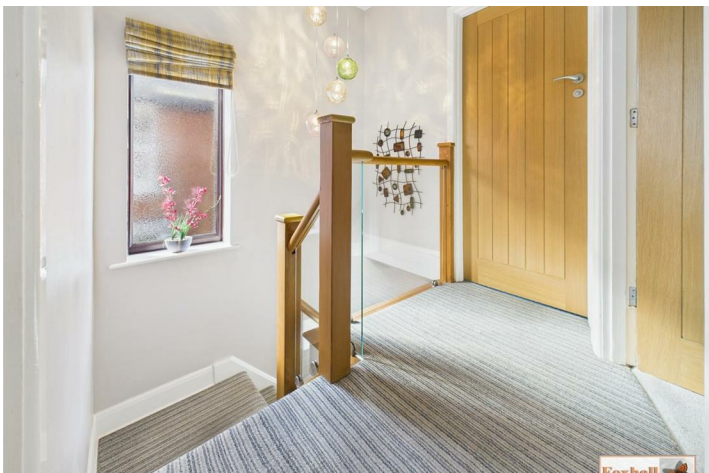
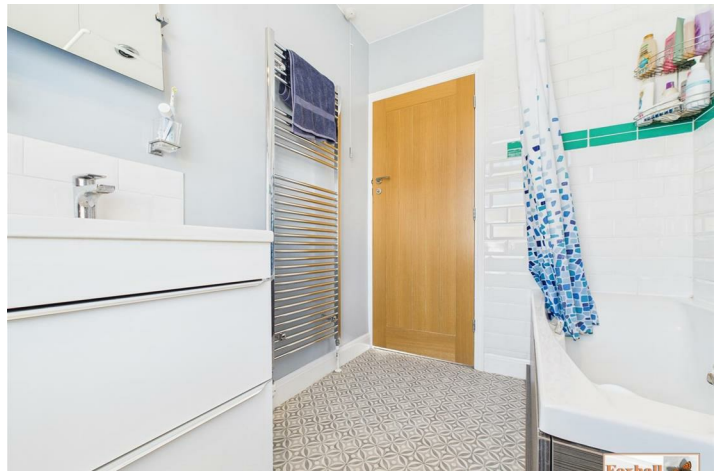
Council Tax Band - B

















Road Map



Hybrid Map



Terrain Map



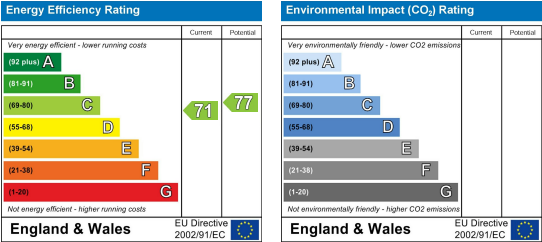
Floor Plan



Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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