

# Foxhall



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## Parliament Road

Copleston Catchment, Ipswich, IP4 5ET

Offers in excess of £160,000



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## Front Garden

Partly enclosed front garden via a low height brick wall and mostly laid with block paving leading to the front door.

## Lounge/Diner

21'2" x 11'9" (6.45m x 3.58m)

Entry via a double glazed obscure door facing the front with a double glazed obscure window above, double glazed windows facing the front and rear, two radiators, a door that gives you access to the stairs, coving and a door into the kitchen.

## Kitchen

10'10" x 6'5" (3.30m x 1.96m)

Double glazed windows facing the side, wall mounted Baxi combi boiler, large ceramic sink and double drainer unit with hot and cold taps, plumbing for a washing machine, space for an oven, space for a fridge freezer, tiled flooring, tiled splash-back, coving and a door into the rear lobby.

## Rear Lobby

Storage cupboard, double glazed obscured UPVC door to the side going out into the garden, tiled flooring, spotlights and a door into the shower room.

## Shower Room

6'5" x 5'3" (1.96m x 1.60m)

Double glazed obscure window facing the rear, spotlights, step-in shower cubicle, vanity unit which holds a wash hand basin with a mixer tap and a low-flush W.C., stainless steel heated towel rail, tiled flooring, fully tiled walls and an extractor fan.

## Landing

Access to the loft and doors to bedrooms one and two.

## Bedroom One

12'0" x 10'2" (3.66m x 3.10m)

Double glazed window facing the rear, wall lights and a radiator.

## Bedroom Two

10'6" x 7'10" (3.20m x 2.39m)

Double glazed window facing the front, large over stairs storage cupboard, double built-in wardrobe and a radiator.

## Rear Garden

Fully enclosed rear garden mostly laid with lawn with a patio area. To the rear of the garden which currently houses a shed enclosed with panel fencing with a terrace gate for shared access (this property is the end of the right of way).

## Agents Notes

Tenure - Freehold

Council Tax Band - A





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## Road Map



## Hybrid Map



## Terrain Map



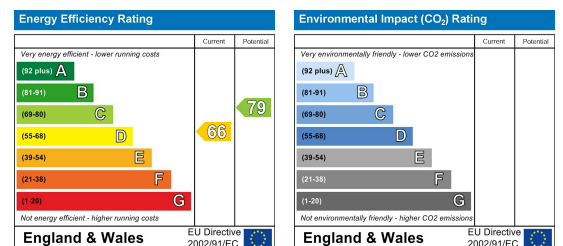
## Floor Plan



## 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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