

# Foxhall



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## Kemball Street

Copleston Catchment, Ipswich, IP4 5EE

Asking price £190,000



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## Front Garden

The property enjoys an off-road parking space to the front.

## Entrance Hallway

Entrance door into the entrance hall, radiator, arch and stripped character window to the side, stairs off to the first floor and door to the lounge/diner.

## Lounge/Diner

22'0" x 11'0" (6.71m x 3.35m)

Fireplace with bressummer style beam over, beams to ceiling, sash window to front, radiator, stripped floor boards and through to the dining area which has sash window to rear, stripped floorboards, radiator, cupboard under the stairs beams to ceiling and a door through to the kitchen.

## Kitchen

9'9" x 8'10" (2.97m x 2.69m)

Comprising single drainer stainless steel sink unit with a mixer tap, roll-top worksurfaces with cupboards and appliance space under, wall mounted Vaillant boiler over, double glazed window to the side, further rolltop worksurfaces with drawer, cupboards under and wall mounted cupboard over, beams to the ceiling, radiator and through to the rear lobby.

## Rear Lobby

Door to outside, tiled floor and door to the shower room.

## Shower Room

6'0" x 5'5" (1.83m x 1.65m)

Shower cubicle, low-level W.C., wash hand basin inset into vanity unit, tiled flooring, radiator and obscure glazed window to rear.

## Landing

Access to loft, cupboard over stairs and doors to all bedrooms.

## Bedroom One

11'1" x 10'9" (3.38m x 3.28m)

Two sash windows to front and wall length stripped door fitted wardrobes.

## Bedroom Two

10'9" x 8'7" (3.28m x 2.62m)

Window to rear and stripped floorboards.

## Bedroom Three

9'10" x 8'9" (3.00m x 2.67m)

sash window to rear and stripped floorboards.

## Rear Garden

Enclosed by timber fencing, mainly laid to lawn with mature shrubs with a large outbuilding.

## Agents Notes

Tenure - Freehold

Council Tax Band - B







## Road Map



## Hybrid Map



## Terrain Map



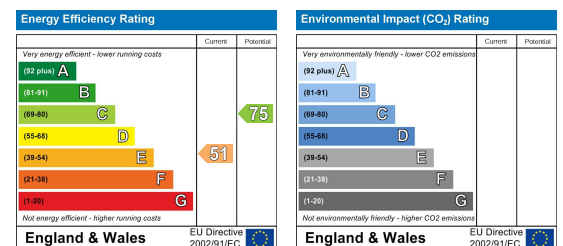
## Floor Plan



## 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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