

Foxhall



Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

Unit 4, Ropes Drive
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk



Chancellor Walk

Copleston Catchment, Ipswich, IP4 5GE

Price £280,000



Chancellor Walk

Copleston Catchment, Ipswich, IP4 5GE

Price £280,000



Front Garden

Partly enclosed by an iron railed fence with a pathway leading to the front door with shingle border and a pathway leading to a gate on the right hand side of the property accessing the rear garden. Please note there's a communal parking area and if you follow the road down past the semi detached houses on the left hand side that will give you the opportunity to access the garage and parking to the rear of the property.

Entrance Hallway

Double glazed window facing the side, entry via a double glazed obscure door facing the front, radiator, laminate flooring, access to the stairs and the door into the lounge.

Lounge

13'4" x 12'2" (4.06m x 3.71m)

Double glazed window facing the front, coving, radiator, laminate flooring and a door to the mid lobby.

Mid Lobby

Coving, laminate flooring and door to the cloakroom W.C and the kitchen / diner.

Cloakroom W.C.

6'1" x 3'1" (1.85m x 0.94m)

Coving, extractor fan, low-flush W.C., wall mounted wash hand basin with a mixer tap, tiled splash-back, radiator and lino flooring.

Kitchen / Diner

15'7" x 9'7" (4.75m x 2.92m)

Double glazed window facing the side, double glazed window facing the rear, double glazed double French style doors going out to the rear garden, plenty of space for dining, coving, wall and base fitted units with cupboards and drawers, double built-in oven with grill function, gas hob with cooker hood above, single sink

bowl and drainer unit with a mixer tap over, wall mounted behind a cupboard Main combi boiler, roll-top worksurfaces, space and plumbing for a washing machine, space for a fridge freezer, space for a tumble dryer, laminate flooring and a radiator.

Landing

Coving, access to the loft, large storage cupboard which can be used as an airing cupboard with a radiator inside and built-in shelving and doors to bedrooms one, two, three and the bathroom.

Bedroom One

12'1" x 10'8" (3.68m x 3.25m)

Two double glazed windows facing the front and one double glazed window facing the side, coving, carpet flooring and a radiator.

Bedroom Two

9'2" x 8'5" (2.79m x 2.57m)

Double glazed window facing the rear, coving, carpet flooring and a radiator.

Bedroom Three

9'1" x 6'6" (2.77m x 1.98m)

Double glazed window facing the rear, coving, carpet flooring and a radiator.

Bathroom

7'11" x 6'6" (2.41m x 1.98m)

Double glazed obscure window facing the side, coving, extractor fan, panel bath with a mixer tap and a shower attachment over and a glass swing screen, pedestal wash hand basin with a mixer tap, low-flush W.C., radiator and lino flooring.

Rear Garden

Fully enclosed rear garden, mostly laid with artificial grass, patio area, decking, fully enclosed by panel

fencing and the rear mostly enclosed via the access to the garage/ conversion. There is a passageway down the side of the property leading to a gate which takes you to the front garden.

Garage & Parking

12'0" x 8'4" (3.66m x 2.54m)

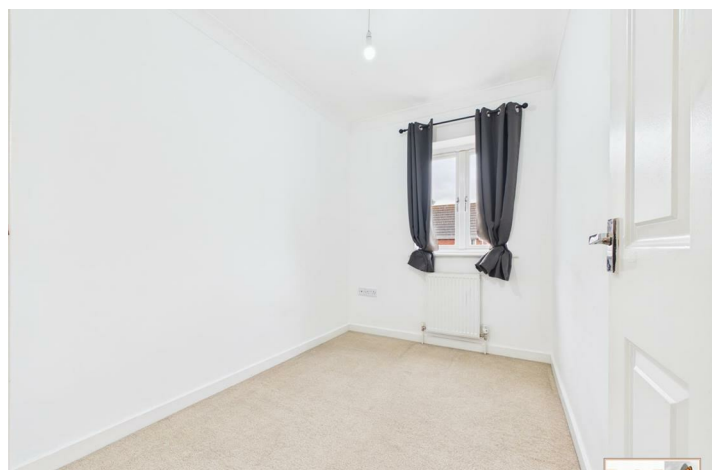
Garage has been 3/4 converted into a room which is perfect for office space, a man cave or for storage, it's on its own consumer unit with spotlights, double glazed single UPVC door and double glazed double French style doors with full power, spotlights and lino flooring. The storage part of the garage still has a manual up and over door and a small space for storage.

Parking is located in front of the main garage door which gives you access to two cars comfortably via a shingle driveway.

Agents Notes

Tenure - Freehold

Council Tax Band - C







Road Map



Hybrid Map



Terrain Map



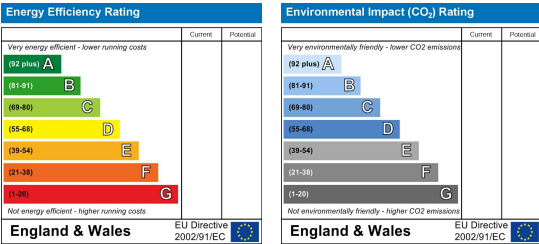
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.