

# Foxhall



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## Spring Road

Copleston Catchment, Ipswich, IP4 5LZ

Asking price £210,000



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## Front Garden

Enclosed to half height brick wall, mainly laid to lawn with a path leading to the front door.

## Entrance Hallway

Front aspect UPVC frosted double glazed door, doors to the lounge/diner and kitchen, stairs to the first floor, under stairs storage cupboard, radiator and carpeted flooring.

## Lounge

11'8" x 11'6" (3.56m x 3.51m)

Front aspect double glazed bay window, feature fireplace, radiator, carpeted flooring and archway through to the dining area.

## Dining Room

11'4" x 9'9" (3.45m x 2.97m)

Rear aspect double glazed window, radiator, carpeted flooring and archway through to the lounge area.

## Kitchen

9'6" x 8'1" (2.90m x 2.46m)

Base and eye-level units, rolled edge worktops with tiled splashbacks, integrated electric oven and gas hob with stainless steel extractor fan over, integrated stainless steel sink and drainer, space for a washing machine, space for a fridge freezer, space for a tumble dryer, side aspect double glazed window, side aspect UPVC frosted double glazed door into the garden.

## Landing

Doors to both bedrooms and the bathroom and carpeted flooring.

## Bedroom One

15'1" x 11'7" (4.60m x 3.53m)

Two front aspect double glazed windows, radiator and carpeted flooring.

## Bedroom Two

11'1" x 9'10" (3.38m x 3.00m)

Rear aspect double glazed window, radiator and carpeted flooring.

## Bathroom

8'9" x 8'2" (2.67m x 2.49m)

Panel bath with stainless steel mixer taps, stainless steel riser and shower attachment over with glass shower screen, low-level W.C., pedestal wash hand basin with tiled splashback, radiator, laminate flooring, rear aspect frosted double glazed window and an airing cupboard housing the Baxi boiler.

## Rear Garden

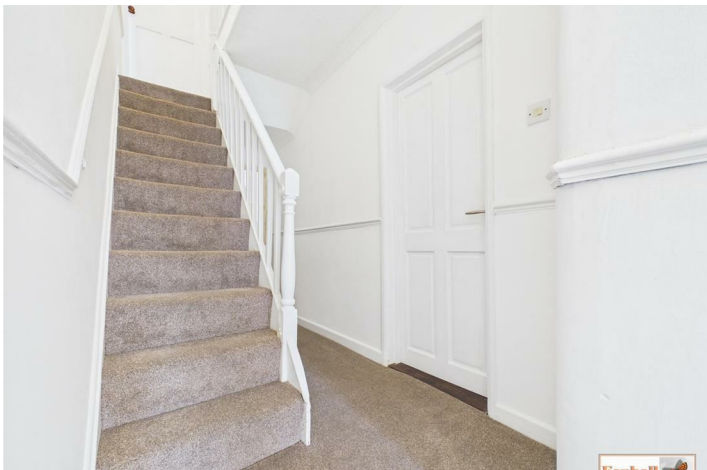
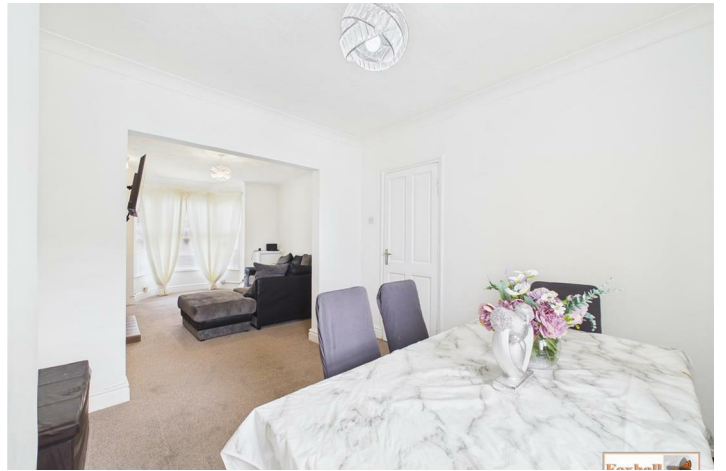
108' (18' x 6' approx) (32.92m (5.49m x 1.83m approx))

South facing rear garden is enclosed to a mixture of panel and half height chain link fencing, mainly laid to lawn with gravel borders and path leading to the rear gated access, There is a storage area and outside W.C.

## Agents Notes

Tenure - Freehold

Council Tax Band - B





## Road Map



## Hybrid Map



## Terrain Map



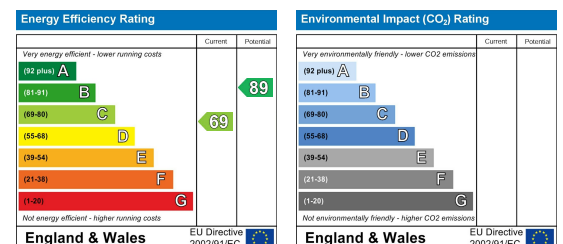
## Floor Plan



## 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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