

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



Parliament Road

Copleston Catchment, Ipswich, IP4 5EP

Asking price £190,000



3



1



2



Parliament Road

Copleston Catchment, Ipswich, IP4 5EP

Asking price £190,000



Front Garden

Providing off-road parking for one possibly two vehicles and path leading to the front door.

Entrance Porch

UPVC double glazed door into the entrance porch and laminate flooring.

Entrance Hallway

Rear aspect door into the entrance hallway, side aspect door to the lounge/diner, stairs to the first floor, radiator and carpeted flooring.

Lounge

10'8" x 10'4" (3.25m x 3.15m)

Front aspect double glazed bay window, two radiators and carpeted flooring.

Dining Room

11'5" x 11'0" (3.48m x 3.35m)

Gas fire, radiator, rear aspect double glazed window and carpeted flooring.

Kitchen

11'3" x 8'4" (3.43m x 2.54m)

Base and eye-level units, roll-edged worktops with tiled splash-backs, integrated electric oven, integrated electric hob with extractor over, integrated 1 1/2 bowl sink and drainer, understairs cupboard, two side aspect double glazed windows, radiator, side aspect door to the W.C. and rear aspect door to the conservatory.

W.C.

Low-level W.C., half tiled walls and side aspect frosted double glazed window.

Conservatory

8'11" x 7'9" (2.72m x 2.36m)

Brick and UPVC construction with side aspect UPVC

double glazed door into the garden, UPVC double glazed windows with fitted blinds and laminate flooring.

Landing

Doors to all bedrooms and the bathroom, over stairs storage cupboard, two loft access points and carpeted flooring.

Bedroom One

12'1" x 10'4" (3.7 x 3.16)

Front aspect double glazed bay window, front aspect double glazed window, built-in wardrobes, two radiators and carpeted flooring.

Bedroom Two

11'6" x 8'8" (3.51 x 2.66)

Built-in wardrobes, rear aspect double glazed window, radiator and carpeted flooring.

Bedroom Three

8'5" x 6'10" (2.59 x 2.09)

Built-in storage cupboard housing the Remeha Avanta plus boiler, rear aspect double glazed window and carpeted flooring.

Bathroom

5'8" x 5'3" (1.75 x 1.62)

Corner bath with Galaxy Mystique electric shower over, hand wash basin into vanity unit, low-level W.C., radiator, laminate flooring and side aspect frosted double glazed window.

Rear Garden

Enclosed to part panel and part half height fencing the rear garden is mainly laid to lawn with a variety of mature tree's a shrubs. There are two large wooden outbuildings at the rear of the garden perfect for a workshop and/or storage. There is pedestrian side access and a wider side access point leading to the front of the property.

Agents Notes

Tenure - Freehold

Council Tax Band - B







Road Map



Hybrid Map



Terrain Map



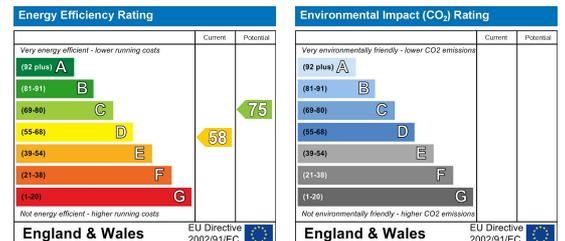
Floor Plan



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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.