

Foxhall



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Henslow Road

Copleston Catchment, Ipswich, IP4 5EQ

Guide price £260,000



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Front Garden

Shingle feature to the front with flowerbed borders and a pathway to the front door and access to the parking and garage is down the left hand side of the property.

Entrance Hall

Entry via a double glazed obscure UPVC door facing the front with double glazed UPVC window facing the front, radiator, laminate flooring, access to the stairs, storage cupboard housing the water tank and doors to the kitchen / dining room and the lounge.

Kitchen / Diner

13'10" x 11'4" (4.22m x 3.46m)

Double glazed window facing the front, wall and base fitted units with cupboards and drawers, plumbing for a washing machine, space for a freezer, integrated fridge, coving, built-in oven, gas hob with cooker hood above, tiled splash-back, tiled flooring, storage cupboard, radiator, room for dining and a 1 1/2 sink bowl and drainer unit with a mixer tap above.

Lounge

17'10" x 10'10" (5.44m x 3.32m)

Double glazed windows facing the rear, double glazed obscure UPVC door facing the rear going out into the garden, coving, gas fire, radiator and laminate flooring.

Landing

Access to the loft (which is boarded, has power, lighting and a drop down ladder), doors to bedrooms one, two and the bathroom.

Bathroom

7'0" x 6'10" (2.14m x 2.10m)

Double glazed obscure window facing the front, low-flush W.C., pedestal wash hand basin with a mixer tap, panel bath with a mixer tap and a shower attachment,

radiator, tiled splash-back and flooring with a fitted storage cupboard and coving.

Bedroom One

14'6" x 10'0" (4.44m x 3.06m)

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

Bedroom Two

10'5" x 10'2" (3.19m x 3.12m)

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

Bedroom Three

8'10" x 7'5" (2.70m x 2.27m)

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

Rear Garden

Fully enclosed north-westerly facing rear garden with a pathway, patio, mostly laid to lawn, enclosed by panel fencing with plenty of mature trees, shrubs and plants, flowerbed borders, shed and a gate to the side giving you access to the parking and garage.

Garage & Parking

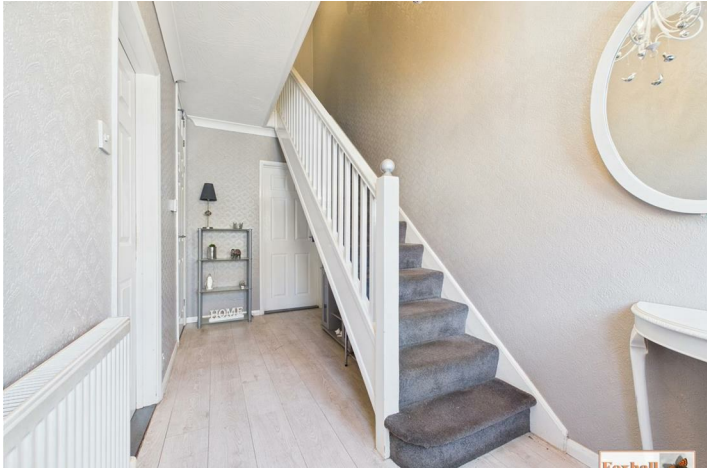
Two off-road parking spaces one directly in front of the garage and one to the left side of the access. The Garage itself has a manual up and over door with power and lighting.

Agents Notes

Tenure - Freehold

Council Tax Band - B







Road Map



Hybrid Map



Terrain Map



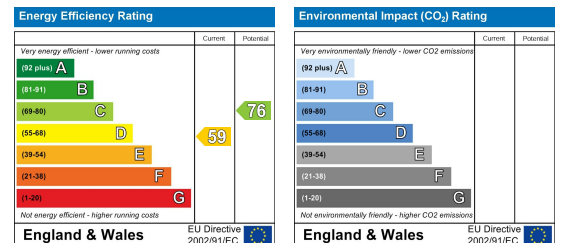
Floor Plan



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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