

# 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



## Foxhall Road

Copleston, Ipswich, IP3 8LB

Guide price £165,000



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## Entrance Hall

Obscure double glazed door into entrance hall, coved ceiling, thermostat and doors to lounge/diner, kitchen, bedrooms one and two and the bathroom.

## Lounge

15'0" x 10'4" (4.57m x 3.15m)

Two double glazed windows to the side, radiator, coved ceiling, dado rail and laminated style flooring.

## Kitchen

7'10" x 6'6" (2.39m x 1.98m)

Comprises single drainer stainless steel sink unit with a mixer tap, drawers, cupboards under, roll-top worksurfaces with cupboards and appliance space under, wall mounted cupboards over, wall mounted combination boiler, double glazed window to side, undercounter oven, hob and extractor.

## Bedroom One

17'2" x 7'10" (5.23m x 2.39m)

Double glazed window to rear, radiator and coved ceiling.

## Bedroom Two

9'6" x 8'8" (2.90m x 2.64m)

Double glazed window to rear, radiator and coved ceiling.

## Bathroom

6'4" x 5'5" (1.93m x 1.65m)

Panel bath with a mixer tap and shower attachment and screen, extractor fan, tiling to walls and floor, low-level W.C., pedestal wash hand basin and heated towel rail.

## Communal Garden & Parking

Communal driveway leading around to the rear of the property with one allocated parking space immediately in front of the garage. There is a communal garden to the rear.

## Garage

Manual up and over door.

## Agents Notes

Tenure - Leasehold

Council Tax Band - A

25% share of the Freehold, the buyer will be asked to join as a director of the management company.

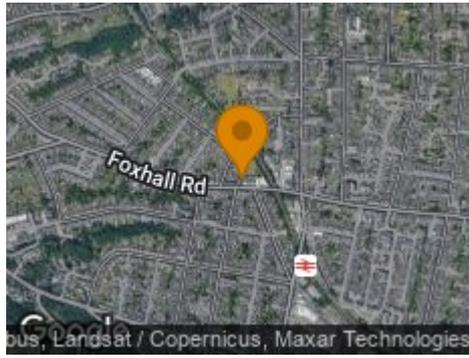




## Road Map



## Hybrid Map



## Terrain Map



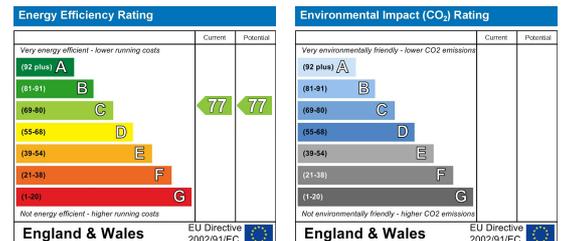
## Floor Plan



## 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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