

# Foxhall



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## Mackintosh Close

Copleston Catchment, Ipswich, IP3 8GQ

Asking price £250,000



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## Front Garden

Enclosed to mature hedging the front garden is mainly laid to paving with a path leading to the front door.

## Entrance Hallway

Front aspect door into the entrance hallway, doors to the kitchen, lounge/diner, downstairs W.C. and a storage cupboard, stairs to the first floor, radiator and laminate flooring.

## Lounge / Diner

16'5" x 13'3" (5.00m x 4.04m)

Rear aspect double glazed French doors to the garden, rear aspect double glazed window, under stairs storage cupboard, radiator and laminate flooring.

## Kitchen

12'7" x 6'2" (3.84m x 1.88m)

Base and eye-level units, rolled-edge worktops with tiled splash-backs, space for a freestanding oven and hob, space for a fridge/freezer, space and plumbing for a washing machine, integrated sink and drainer unit, front aspect double glazed window, tiled flooring and a radiator.

## Downstairs W.C.

Front aspect frosted double glazed window, low-level W.C., pedestal wash hand basin with tiled splash-back, radiator and laminate flooring.

## Landing

Radiator, carpet flooring and doors to bedrooms two, three and the bathroom

## Bedroom Two

13'5" x 9'10" (4.09m x 3.00m)

Rear aspect double glazed window, radiator and carpeted flooring.

## Bedroom Three

13'2" x 9'4" (4.01m x 2.84m)

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

## Bathroom

6'3" x 6'3" (1.91m x 1.91m)

Panel bath with stainless steel mixer taps, riser and hand held shower attachment with tiled splash-backs, low-level W.C., pedestal hand wash basin, radiator and extractor fan.

## Second Floor Landing

Radiator, carpet flooring and doors to bedroom one.

## Bedroom One

13'4" x 12'10" (4.06m x 3.91m)

Front aspect double glazed window, overstairs storage cupboard, radiator, carpeted flooring and through to the dressing area.

## Dressing Area

10'4" x 6'4" (3.15m x 1.93m)

Rear aspect double glazed velux style window, large storage cupboard, radiator and carpet flooring.

## En-Suite Shower Room

6'10" x 6'7" (2.08m x 2.01m)

Shower cubicle with stainless steel riser and handheld shower attachments, tiled walls and glass shower screen, low-level W.C., pedestal hand wash basin with tiled splash-back, Velux style window and storage cupboard.

## Rear Garden

Enclosed to panel fencing, the rear garden is laid to patio with a variety of mature shrubs and flowers, wooded storage shed and gated rear access.

## Parking

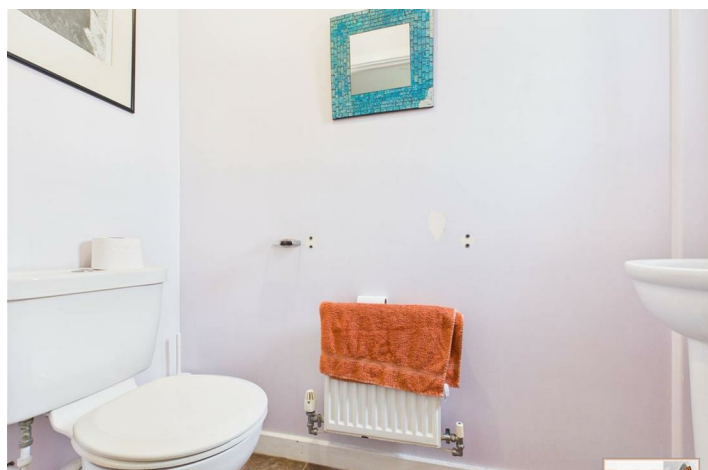
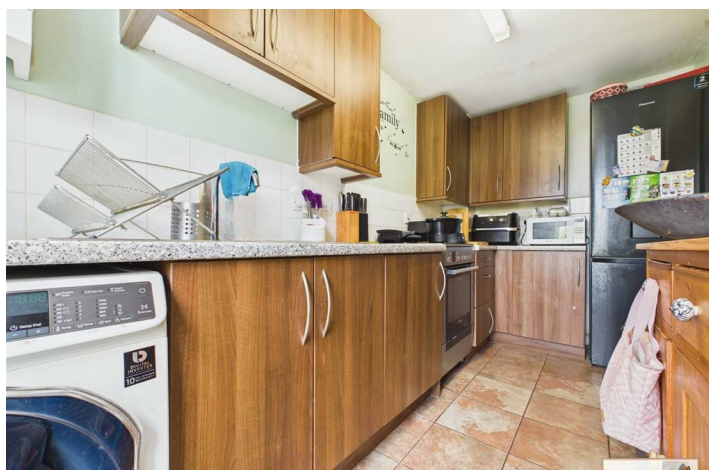
There are two allocated parking spaces to the rear of the property.

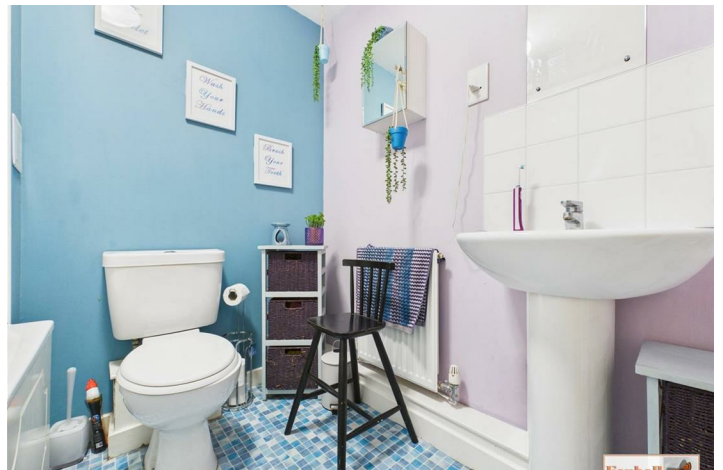
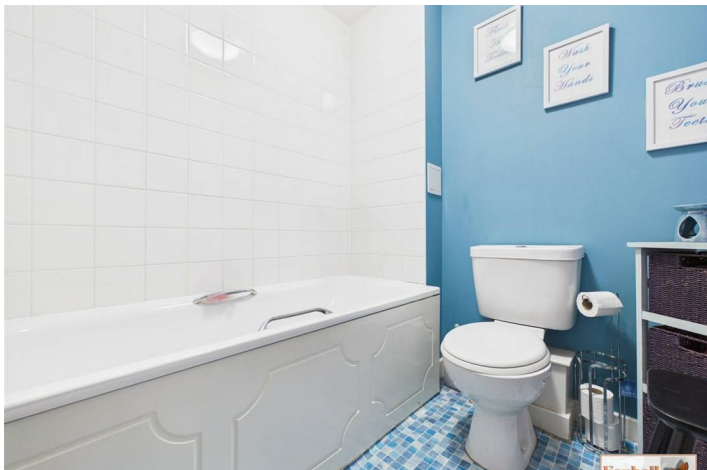
## Agents Notes

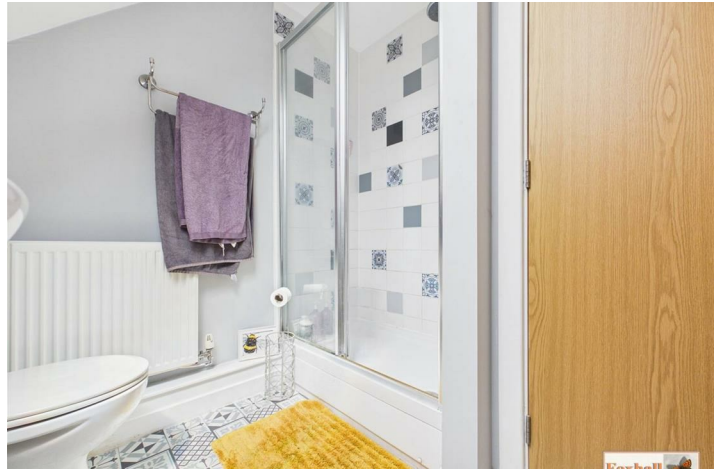
Tenure - Freehold

Council Tax Band - C

Please note there is a £90 a year service charge for maintenance of the car park area.









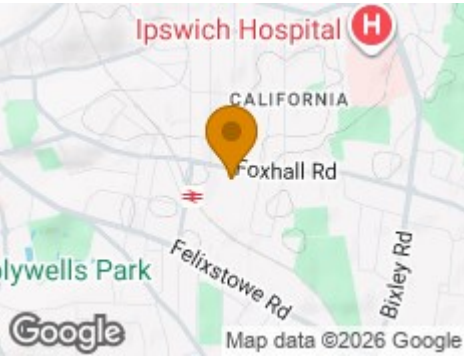
Road Map



Hybrid Map



Terrain Map



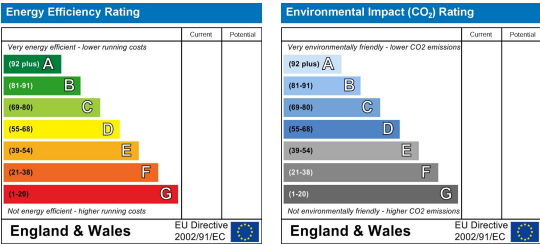
Floor Plan



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.