

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



St. Johns Road

Copleston Catchment, Ipswich, IP4 5DE

Asking price £210,000



St. Johns Road

Copleston Catchment, Ipswich, IP4 5DE

Asking price £210,000



Front Garden

Easy to maintain style front garden with shared pedestrian passageway leading round to the rear garden.

Entrance Porch

Recessed entrance porch and door to the lounge/diner.

Lounge Area

26'2" x 12'4" (7.98m x 3.76m)

Double glazed bay window to the front, radiator, picture rail, stairs off to first floor and through to the kitchen.

Kitchen Area

8'4" x 7'4" (2.54m x 2.24m)

Well fitted comprising roll-top work surfaces with drawers, cupboards under and wall mounted cupboards over, dresser style unit, upright radiator, tiled floor, door to utility through to breakfast area and door to the cellar.

Utility Room

Comprising a single bowl sink with a mixer tap, radiator, roll-top worksurfaces with excellent area of appliance space under, wall mounted cupboard and the wall mounted Baxi boiler.

Cellar

Lighting and dry lined.

Breakfast Area

20'4" x 6'8" (6.20m x 2.03m)

Two upright radiators, double glazed French style doors to outside and door to the ground floor shower room.

Ground Floor Shower Room

8'7" x 8'4" (2.62m x 2.54m)

Shower, countertop wash hand basin with cupboards under, low-level W.C., extractor fan, upright radiator, tiled flooring, part tiled walls and obscure double glazed window to rear.

Landing

Fitted storage cupboard, doors to bedrooms one and two and the bathroom.

Bedroom One

13'10" x 11'10" (4.22m x 3.61m)

Two double glazed windows to front and a radiator.

Bedroom Two

11'9" x 7'3" (3.58m x 2.21m)

Double glazed window to rear and a radiator.

Bathroom

8'7" x 8'4" (2.62m x 2.54m)

Panel bath with a mixer tap and shower attachment over, low-level W.C., pedestal wash hand basin, radiator and obscure double glazed window to rear.

Rear Garden

Enclosed by timber fencing with decking with decorative stone areas, flower and shrub borders and steps up to a veranda leading into the summer house.

Summer House

11'2" x 11'1" (3.40m x 3.38m)

UPVC double glazed window to either side, UPVC double glazed sliding doors out onto the veranda and carpeted flooring.

Agents Notes

Tenure - Freehold

Council Tax Band - B







Road Map



Hybrid Map



Terrain Map



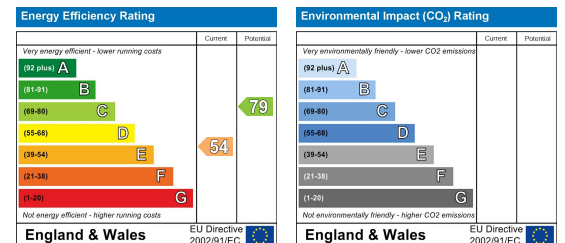
Floor Plan



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.