

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



Spring Road

Copleston Catchment, Ipswich, IP4 5LZ

Asking price £215,000



2



1



2



C



Spring Road

Copleston Catchment, Ipswich, IP4 5LZ

Asking price £215,000



Front Garden

Enclosed to half height brick wall, mainly laid to lawn with a path leading to the front door.

Entrance Hallway

Front aspect UPVC frosted double glazed door, doors to the lounge/diner and kitchen, stairs to the first floor, under stairs storage cupboard, radiator and carpeted flooring.

Lounge

11'8" x 11'6" (3.56m x 3.51m)

Front aspect double glazed bay window, feature fireplace, radiator, carpeted flooring and archway through to the dining area.

Dining Room

11'4" x 9'9" (3.45m x 2.97m)

Rear aspect double glazed window, radiator, carpeted flooring and archway through to the lounge area.

Kitchen

9'6" x 8'1" (2.90m x 2.46m)

Base and eye-level units, rolled edge worktops with tiled splashbacks, integrated electric oven and gas hob with stainless steel extractor fan over, integrated stainless steel sink and drainer, space for a washing machine, space for a fridge freezer, space for a tumble dryer, side aspect double glazed window, side aspect UPVC frosted double glazed door into the garden.

Landing

Doors to both bedrooms and the bathroom and carpeted flooring.

Bedroom One

15'1" x 11'7" (4.60m x 3.53m)

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

Bedroom Two

11'1" x 9'10" (3.38m x 3.00m)

Rear aspect double glazed window, radiator and carpeted flooring.

Bathroom

8'9" x 8'2" (2.67m x 2.49m)

Panel bath with stainless steel mixer taps, stainless steel riser and shower attachment over with glass shower screen, low-level W.C., pedestal wash hand basin with tiled splashback, radiator, laminate flooring, rear aspect frosted double glazed window and an airing cupboard housing the Baxi boiler.

Rear Garden

108' (18' x 6' approx) (32.92m (5.49m x 1.83m approx))

South facing rear garden is enclosed to a mixture of panel and half height chain link fencing, mainly laid to lawn with gravel borders and path leading to the rear gated access, There is a storage area and outside W.C.

Agents Notes

Tenure - Freehold

Council Tax Band - B





Road Map



Hybrid Map



Terrain Map



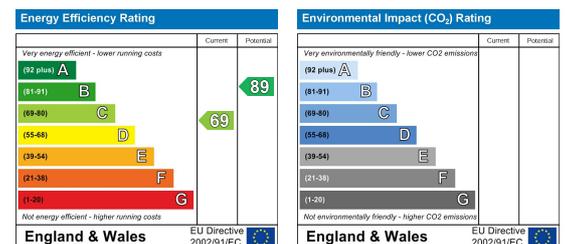
Floor Plan



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.