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

Copse Close

Martlesham Heath, Martlesham, IP5 3QJ

Asking price £150,000

2 1 2

Copse Close

Martlesham Heath, Martlesham, IP5 3QJ

Asking price £150,000

Entrance Hallway
Obscure double glazed entrance door to entrance hallway, double glazed window to side, built-in cupboard and doors to lounge.

Lounge
15'3" x 14'5" (4.65m x 4.39m)
Double glazed sash window to front and side, Adam style fire surround with fire (not tested), radiator and through to dining room.

Dining Room
9'8" x 8'7" (2.95m x 2.62m)
Double glazed window to side, radiator, coved ceiling, doors to inner lobby and kitchen.

Kitchen
9'10" x 9'5" (3.00m x 2.87m)
Well fitted comprises single drainer stainless steel sink unit with drawer and cupboards under, roll-top work surfaces with cupboards, drawers and appliance space under, wall mounted cupboards over. Breakfast bar with wall mounted cupboard over, washing machine (not tested), two double glazed sash style windows to the side, radiator, built-in storage cupboard housing the Vaillant wall mounted boiler, oven, hob and extractor, obscure double glazed door to outside and door to entrance hallway.

Inner Lobby
Coved ceiling and doors to bedrooms, dining room and bathroom

Bedroom One
9'10" x 9'5" (3.00m x 2.87m)
Double glazed sash style window to the side, radiator, door to en-suite and a walk-in wardrobe with shelving and hanging.

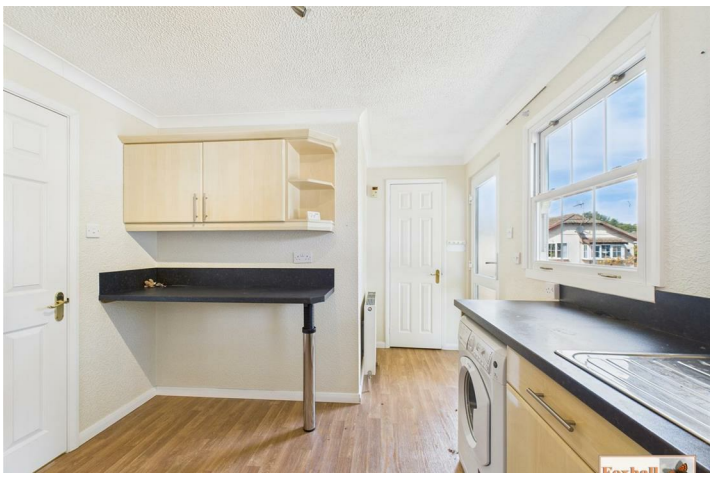
En-Suite
5'0" x 5'0" (1.52m x 1.52m)
Separate shower cubicle, pedestal wash hand basin, low level W.C, radiator and a obscure double glazed window to the side.

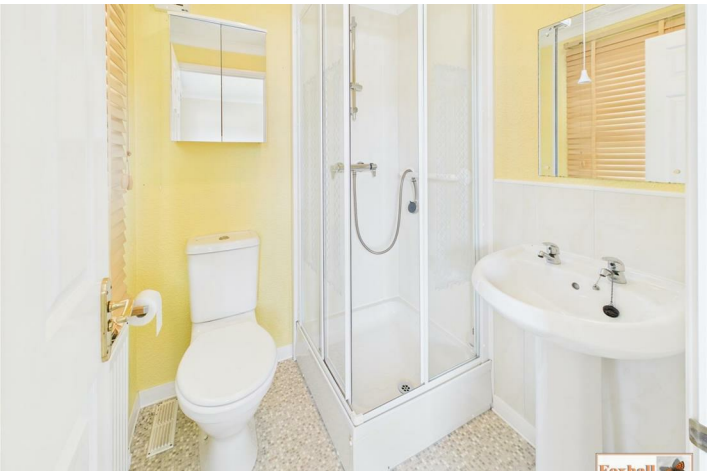
Bedroom Two
9'5" x 9'1" (2.87m x 2.77m)
Double glazed window to rear, radiator, built-in wardrobe either side of the bed area with top cupboards over.

Bathroom
6'5" x 5'6" (1.96m x 1.68m)
Panel bath, pedestal wash hand basin with cupboards under, low level W.C., radiator, obscure double glazed sash style window to the side and a shaver point.

Gardens
Garden areas to all sides of the property with a driveway to the front providing off road parking, leading through to a good size side garden enclosed by timber fencing with various shrubs and decorative stones. There is a garden shed and a small enclosed garden area to the rear.

Agents Notes
Tenure - Non Traditional
Council Tax Band - A
Site fees To be confirmed





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.