

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



Parliament Road

East Ipswich, IP4 5EP

Guide price £350,000



5



2



2



E



Parliament Road

East Ipswich, IP4 5EP

Guide price £350,000



Parliament Road

SUBSTANTIAL DETACHED HOUSE WITH HUGE POTENTIAL AND CELLAR - NO ONWARD CHAIN - COPLESTON HIGH SCHOOL CATCHMENT AREA - SOME UPDATING AND MODERNISATION REQUIRED

Foxhall Estate Agents are delighted to offer for sale this spacious well proportioned detached family home situated in a sought after road in the highly regarded Copleston high school catchment area on the eastern side of Ipswich.

The property is located in an area with local shops at either end of the road and a good range of amenities within walking distance.

The property benefits from an 80' easterly facing rear garden with double glazed windows, gas heating via radiators, off road parking for two vehicles and offers a huge amount of potential. Furthermore there is also a garage 23'10 x 7'10 and carport 23'10 x 8'11 located to the side of the house which has the potential to provide further living accommodation subject to the relevant planning permission and building regulations.

The accommodation does require some modernisation and updating and comprises, five bedrooms to the first floor (four doubles and one single), two bathrooms, to the ground floor there is an entrance porch, lounge 14'10 x 11'5, dining room 14'10 (max) reducing to 12'1 x 11'10, inner lobby with cloakroom off and door to cellar 14'10 x 11'9 and kitchen 18'6 (max) reducing to 16'4 x 8'1 and conservatory 10'11 x 9'2.

Front Garden

Enclosed by hedging with hard standing area providing off road parking, leading to the garage and car port.

Entrance Porch

Entrance door into entrance porch with double glazed window to front and doors to.

Lounge

14'10 x 11'5 (4.52m x 3.48m)

Double glazed window to front, radiator, brick fire place and sliding doors to.

Dining Room

14'10 (max) reducing to 12'1 x 11'10 (4.52m (max) reducing to 3.68m x 3.61m)

Stairs off, two radiators, French doors leading out onto the rear garden and door to inner lobby.

Inner Lobby

Door to stairs to the cellar, fitted cupboard and door to cloakroom and sliding door into kitchen.

Cloakroom

Low flush W.C., wash hand basin and obscure double glazed window side.

Kitchen

18'6 (max) reducing to 16'4 x 8'1 (5.64m (max) reducing to 4.98m x 2.46m)

Comprising single drainer stainless steel sink unit with mixer over, cupboard and appliance space under, an excellent range of work surfaces with drawers and cupboards under, wall mounted cupboards over, two double glazed windows to side, double glazed window to rear, wall mounted Baxi boiler and door to conservatory.

Conservatory

10'11 x 9'2 (3.33m x 2.79m)

Double glazed French doors to outside and radiator.

Cellar

14'10 x 11'9 (4.52m x 3.58m)

Wooden stairs leading down to cellar and has a light.

First Floor Landing

Built in airing cupboard with radiator, shelving, access to loft and doors to.

Bedroom One

16'5 x 11'5 (5.00m x 3.48m)

Two double glazed windows to front, radiator and access to loft.

Bedroom Two

16'3 x 11'11 (4.95m x 3.63m)

Two double glazed windows to rear, fitted wardrobes and radiator.

Bedroom Three

11'5 x 9'0 (3.48m x 2.74m)

Double glazed window to front and radiator.

Bedroom Four

13'2 x 7'11 (4.01m x 2.41m)

Double glazed window to the side and radiator.

Bedroom Five

14'3 x 5'7 (4.34m x 1.70m)

Double glazed window to front, radiator and fitted cupboard.

Bathroom

8'10 x 8'8 (2.69m x 2.64m)

Corner spa style bath with mixer tap, separate shower cubicle, low flush W.C., pedestal wash hand basin, down lights, obscure double glazed window to rear and radiator.

Bathroom Two

8'11 x 6'0 (2.72m x 1.83m)

Panelled bath with mixer shower attachment, pedestal wash hand basin, low flush W.C., obscure double glazed window to side and radiator.

Garage

23'10 x 7'10 (7.26m x 2.39m)

Manual up and over door and window to rear.

Carport

23'10 x 8'11 (7.26m x 2.72m)

Manual up and over door and opening at the rear of the carport with personal door into the garage.

Rear Garden

80' (24.38m)

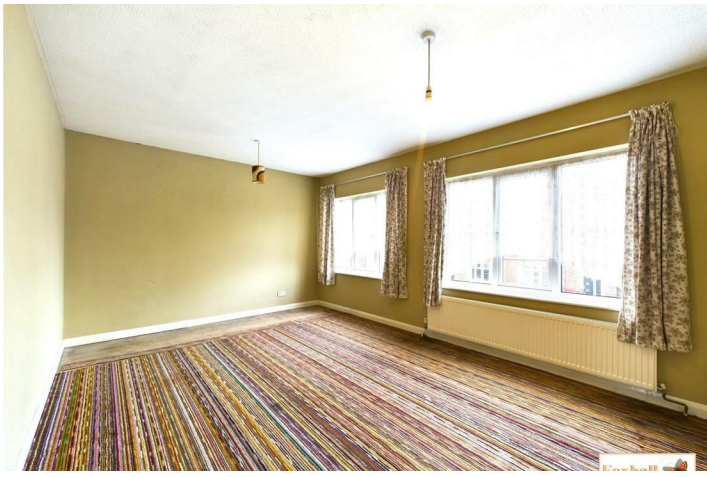
The rear garden is easterly facing and is approximately 80', mainly laid to lawn with enclosed timber panel fencing and a range of trees, shrubs, flower borders, garden shed and green house (to remain).

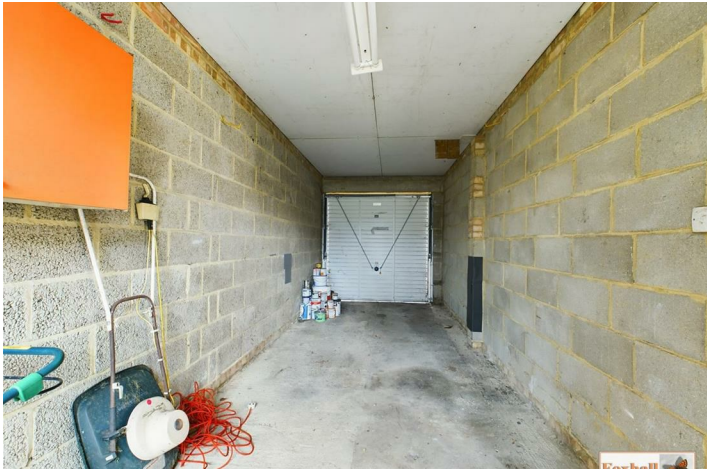
Agents Note

Tenure - Freehold

Council Tax Band D







Road Map



Hybrid Map



Terrain Map



Floor Plan

85 Parliament

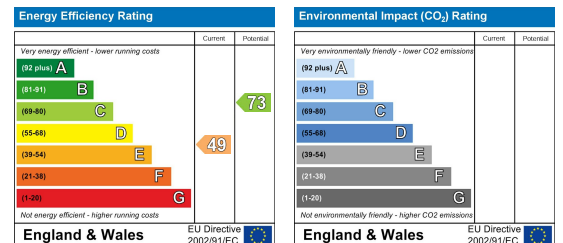


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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.