

# Foxhall



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## Freehold Road

Copleston Catchment, Ipswich, IP4 5JP

Guide price £210,000





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## Front Garden

As previously mentioned the property offers an excellent area of off road parking with the remainder of the garden mainly laid to lawn.

There is gated side access leading around to the rear of the property.

## Entrance Hall

Obscure double glazed entrance door to entrance hall with cupboard underneath the stairs, door through to lounge, archway through to the dining room and sliding door into the kitchen.

## Lounge

11'10 x 10'11 (3.61m x 3.33m)

Double glazed window to front and modern electric heater.

## Dining Room

10'1 x 9'6 (3.07m x 2.90m)

Double glazed window to rear, modern electric heater, two arch display recesses and door to stairs.

## Kitchen

9'8 x 7'11 (l-shaped) (2.95m x 2.41m (l-shaped) )

Comprising single drainer stainless steel sink unit with cupboards under, roll top worksurfaces over with drawers, cupboards and appliance space under, space for cooker with electric point, double glazed window to rear and front and obscure double glazed door leading to outside.

## First Floor Landing

Doors to bedrooms one, two and shower room.

## Bedroom One

11'11 into wardrobe x 11'0 (3.63m into wardrobe x 3.35m)

Double glazed window to front, modern electric heater and fitted wardrobes

## Bedroom Two

10'2 x 9'6 (3.10m x 2.90m)

Double glazed window to rear and built in airing cupboard housing hot water tank.

## Shower Room

9'8 x 7'11 (2.95m x 2.41m)

Shower, low level W.C., pedestal wash hand basin, heated towel rail, electric heater and obscure double glazed window to front.

## Rear Garden

85' (25.91m )

The rear garden is mainly enclosed by timber fencing, approximately 85' deep, mainly laid to lawn with mature shrubs, a timber shed, further brick outbuilding, an outside brick built W.C. and an outside light.

## Agents Note

Tenure - Freehold

Council Tax Band B

Please note that the property does not have a gas supply connected. There is a gas supply in the street but the property itself does not have a gas supply.





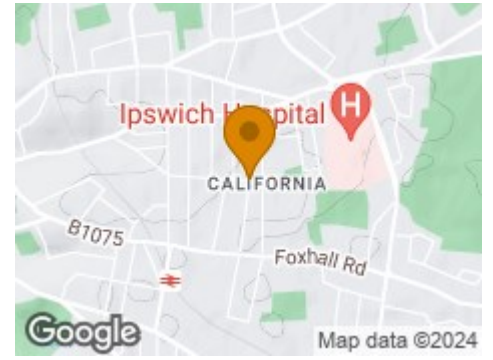
## Road Map



## Hybrid Map



## Terrain Map



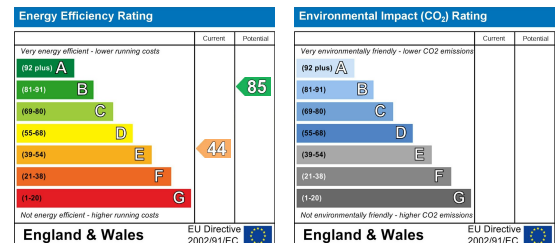
## Floor Plan



## 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



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