

# Foxhall



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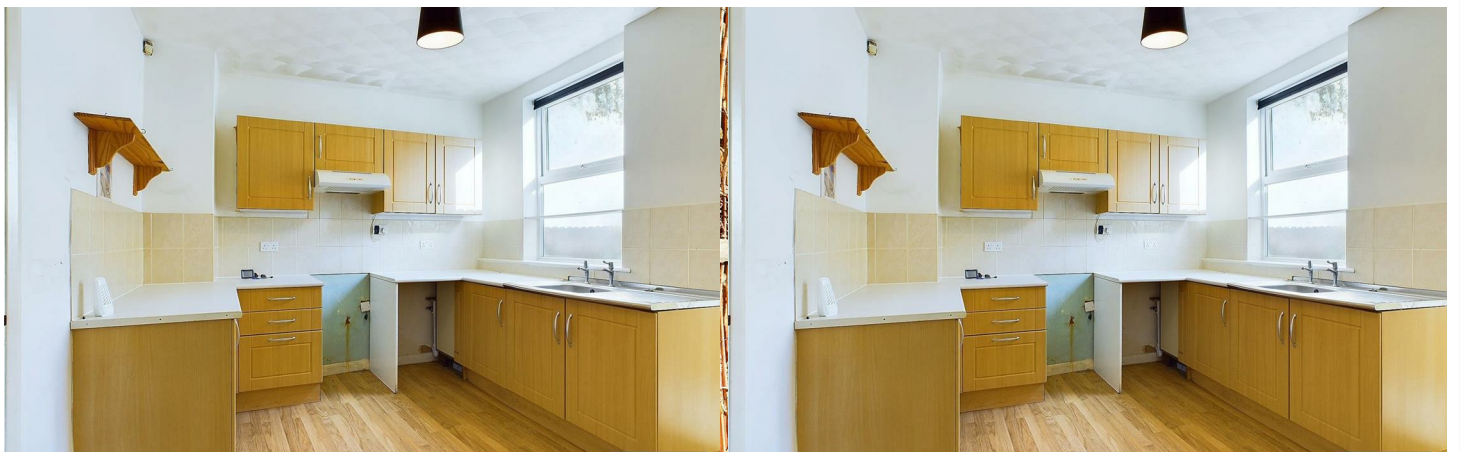
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## Spring Road

Copleston Catchment, Ipswich, IP4 5NR

Asking price £159,995



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## Front Garden

A low maintenance and neatly maintained front garden laid to patio slabs.

## Entrance Porch

Obscure double glazed entrance door into entrance porch, obscure double glazed window to side and door to.

## Lounge

12'2 x 9'9 (3.71m x 2.97m)

Double glazed window to front, fire with back boiler and radiator and cupboards into recess.

## Kitchen

12'2 x 9'10 (3.71m x 3.00m)

Comprising single drainer stainless steel sink unit with drawers cupboards and appliance space under, roll top worksurfaces with and wall mounted over, double glazed window to rear, stairs rising to first floor with cupboard under and archway through to rear lobby.

## Rear Lobby

Tiled flooring, obscure double glazed door to rear garden and door to.

## Bathroom

6'2 x 5'11 (1.88m x 1.80m)

Panelled bath with separate shower over (not tested), low level W.C., pedestal wash hand basin, obscure double glazed window to side.

## First Floor Landing

Access to loft and doors to bedrooms one and two.

## Bedroom One

12'2 x 9'10 (3.71m x 3.00m)

Double glazed window to front and radiator.

## Bedroom Two

10'0 x 9'8 (3.05m x 2.95m)

Double glazed window to rear, radiator and cupboard over the stairs housing the hot water tank.

## Rear Garden

The southerly facing rear garden is enclosed by brick and panel fencing and is mainly laid to patio.

## Agents Note

Tenure - Freehold

Council Tax Band A





## Road Map



## Hybrid Map



## Terrain Map



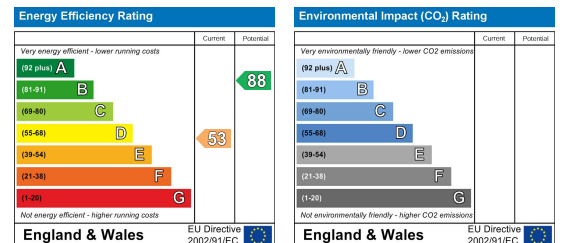
## Floor Plan



## 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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