

# Foxhall



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## Goring Road

Copleston Catchment, Ipswich, IP4 5LP

Offers in excess of £290,000



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## Front Garden

Parking on the front garden with a shared driveway at the side leading to the rear and the garage. Garage has double doors, power and light and personal door into the rear garden. Gate in front of the garage leading into the rear garden.

## Entrance Hall

Double glazed French doors to entrance porch with a further glazed door to the entrance hallway, radiator, window to front, wood effect style laminate flooring, stairs off with cloakroom under.

## Cloakroom

Low level W.C, wash hand basin, heated towel rail, radiator and tiled flooring

## Kitchen / Dining Area

18'4" x 11'1" (5.59m x 3.38m)

Kitchen - Refitted comprising single drainer stainless steel sink unit with mixer tap, cupboard and appliance space under, good range of work surfaces with drawers and cupboards under. Wall mounted cupboards over, further cupboard housing new ideal boiler, under counter oven with hob above and extractor fan over. Double glazed window to the rear.

Dining Area - radiator, double glazed French doors leading to the outside and through to

## Lounge

12'4" x 12'2" (3.76m x 3.71m)

Double bay glazed window to the front, radiator,

## Landing

Cupboard housing fuse board, obscured double glazed window to side, doors to,

## Bedroom One

12'10" x 11'6" (3.91m x 3.51m)

Double glazed window to the front, radiator.

## Bedroom Two

11' x 10'11" (3.35m x 3.33m)

Double glazed window to the rear, radiator

## Bedroom Three

7'7" x 7'2" (2.31m x 2.18m)

Double glazed window to the rear, radiator.

## Bathroom

6'4" x 5'1" (1.93m x 1.55m)

Panel bath with mixer shower attachment. pedestal wash hand basin, low level W.C, heated towel rail, obscured double glazed window to the front.

## Rear Garden

The Garden is enclosed by fencing and hedging. The rear garden is mainly laid to lawn with shrub borders, patio area behind the garage in front of the garden shed.

## Agents Notes

Tenure - Freehold

Council Tax Band - B









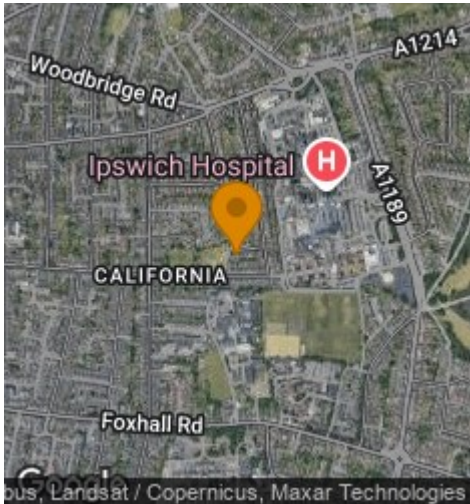




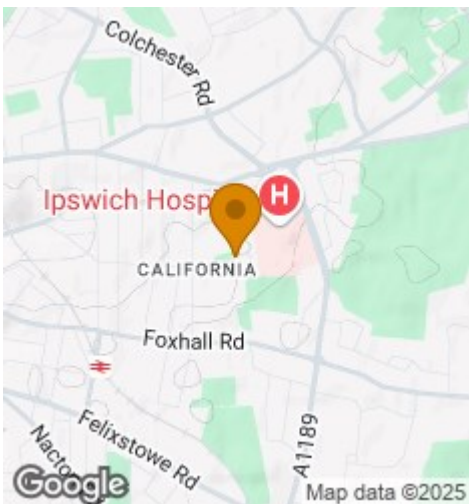
Road Map



Hybrid Map



Terrain Map



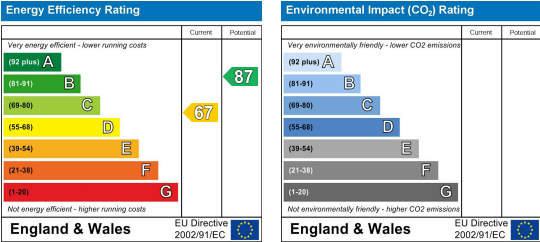
Floor Plan



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



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