

# Foxhall



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## Faraday Road

Copleston Catchment, Ipswich, IP4 1PU

Offers in excess of £230,000



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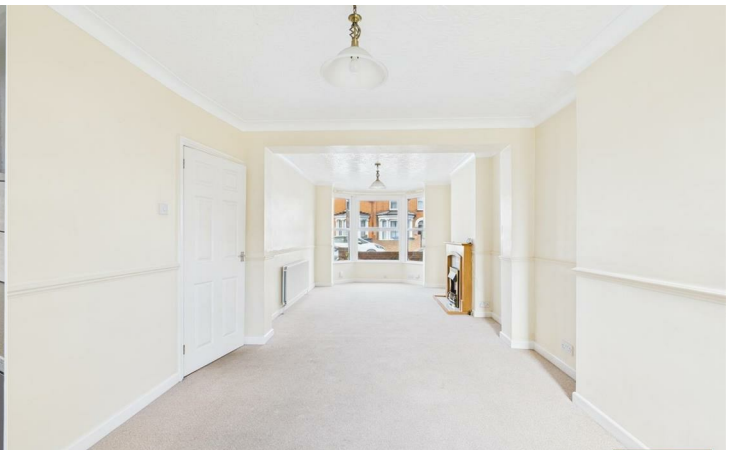
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## Front Garden

Easy to maintain style front garden enclosed by brick walling, shared side pedestrian access leading around to the rear garden.

## Entrance Hallway

with radiator, stairs to the first floor. Door to the lounge diner area.

## Lounge / Diner

25'7" x 10'11" reducing to 10'5" (7.80m x 3.08m reducing to 3.18m)

Lounge - Double glazed bay window to the front, radiators and an attractive wooden fireplace surround.

Diner - Double glazed window to the rear, radiator with door to cupboard under the stairs and door to the kitchen,

## Kitchen

10'3" x 8'4" (3.12m x 2.54m)

Refitted gloss grey comprising single drainer stainless steel sink unit with mixer tap over, cupboard and appliance space under, good range of roll top worksurfaces with cupboards and drawers under and wall mounted cupboards cover, undercounter oven with hob above and extractor fan over. Radiator, splashback tiling, tiled floor double glazed window to the side, double glazed obscured door to the outside and door to the modern bathroom.

## Bathroom

5'6" x 7'3" (1.68m x 2.21m)

Panel bath with mixer tap and shower over, vanity wash hand basin with mixer tap with cupboards under. Low level W.C, radiator, extractor fan, tiled flooring and double glazed obscured window to the side.

## Landing

Access to loft, built in cupboard over the stairs, doors to bedroom one, bedroom two and bedroom three.

## Bedroom One

11'4" x 13'8" (3.45m x 4.17m)

Two Double glazed windows to the front, radiator and coved ceiling.

## Bedroom Two

11'3" x 8'6" (3.43m x 2.59m)

Double glazed window to rear, radiator.

## Bedroom Three

9'11" x 8'4" (3.02m x 2.54m)

Double glazed window to the rear, radiator, carbon monoxide monitor, built in cupboard housing Baxi boiler.

## Rear Garden

Mainly laid to lawn enclosed by timber fencing with two sheds at the rear of the garden to remain. Gated side access leading to the side passageway.

## Agents Notes

Tenure - Freehold

Council Tax Band - B

## Entrance Porch

Double glazed entrance door to entrance porch and door to







Road Map



Hybrid Map



Terrain Map



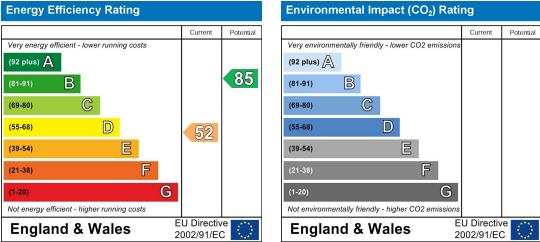
Floor Plan



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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