

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

Copleston Catchment, Ipswich, IP4 5ET

Offers in excess of £200,000



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2



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Front Garden

Off road parking to the front for one vehicle comfortably via a block paved driveway accessible via drop down curb. There is a passageway a couple of houses down, which will give you access into your rear garden. There is a dusk til dawn light.

Entrance Porch

Laminate flooring entry via a UPVC obscure door to the front with double glaze window above, sensor light and access into the lounge/diner.

Lounge/Diner

21'2" x 11'9" (6.45m x 3.58m)

Double glazed window facing the front and rear of the property, radiators, access to the stairs, plenty of plug sockets, laminate flooring and door into the kitchen.

Kitchen

8'8" x 6'8" (2.64m x 2.03m)

Double glazed window facing the side, wall and base fitted units with cupboards and drawers. Stainless steel single sink bowl and drainer unit with a modern mixer tap, waste disposal drawer, integrated washing machine, integrated dishwasher, integrated fridge, separate integrated freezer, built in electric oven, electric hob with a stainless steel splashback with cooker hood above. Square edge worksurfaces, laminate flooring, kick board spotlighting, plenty of plug sockets including two double USB charger points, access into the rear lobby.

Rear Lobby

Double glazed UPVC door to the side going out into the garden, storage cupboard giving you access to a Vokera Combi boiler (regularly serviced) and door into the bathroom with laminate flooring.

Bathroom

6'2" x 6'0" (1.88m x 1.83m)

Double glazed window facing the side, panel bath with mixer taps, separate shower with a separate waterfall shower head, low flush W.C, wall mounted wash hand basin with a mixer tap, laminate flooring, stainless steel heated towel rail, fitted glass cabinet with a double proof vision toothbrush charger.

Landing

Access to the loft, doors to bedroom one and two.

Bedroom One

11'11" x 10'4" (3.63m x 3.15m)

Double glazed window facing the front, brand new fitted carpet and a radiator.

Bedroom Two

10'4" x 9'0" (3.15m x 2.74m)

Double glazed window facing the front, brand new fitted carpet, built in wardrobe and a radiator.

Rear Garden

Fully enclosed south westerly facing rear garden, enclosed by panel fencing, patio area, outside tap, pathway leading to the rear door, mostly laid to lawn and a side gate leading to the passageway to the front of the property.

Agents Notes

Tenure - Freehold

Council Tax Band - B





Road Map



Hybrid Map



Terrain Map



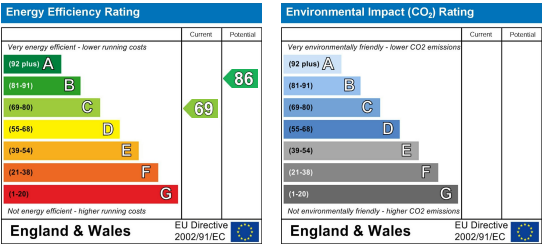
Floor Plan



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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