

Foxhall



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Churchill Avenue

Copleston Catchment, Ipswich, IP4 5DT

Guide price £250,000



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Front Garden

Combination of Astroturf and block paving at the front, a large block paved driveway suitable for two vehicles, pathway leading to the front door at the side, its situated at the end of a cul-de-sac so nice and secluded and access to the garage. It is currently overgrown at the moment.

Entrance Hallway

Laminate flooring, radiator, coving, doors off to kitchen, lounge, bedroom one, bedroom two and the bathroom, smoke alarm and loft access.

Lounge

13'9" x 11'11" (4.19m x 3.63m)

Double glazed window to the front, radiator, aerial point laminate flooring and coving.

Kitchen / Breakfast Room

12'0" x 4'11" (3.66m x 1.50m)

Comprising of wall and base fitted units with cupboards and drawers under worksurfaces over, Electrolux oven (looks new), Whirlpool induction hob with a stainless steel extractor over the top, splash-back tiling, space for an under counter washing machine, space for a full height fridge freezer, obscure double glazed window to the side with fitted roller blinds, double glazed window to the rear with fitted roller blinds, UPVC and double glazed pedestrian door to the rear with fitted roller blinds, stainless steel 1 1/2 sink bowl drainer unit, tiled floor, tiled splash-back, radiator and a cupboard housing the Vaillant boiler approx. ten or so years old.

Bathroom

7'9" x 4'11" (2.36m x 1.50m)

Low-flush W.C., pedestal wash hand basin, panelled bath with an Aqualisa shower over, extractor fan,

splash-back tiling, mermaid board around the bath, tiled flooring, heated towel rail and obscure double glazed window to the rear with fitted roller blind.

Bedroom One

12'7" x 9'10" (3.84m x 3.00m)

Double glazed window to the front with fitted roller blinds, vinyl tiled flooring, radiator, aerial point, two double fitted wardrobes with hanging and shelving space and a single fitted wardrobe with shelving and access to the fuse board.

Bedroom Two

10'10" x 7'8" (3.30m x 2.34m)

Vinyl tiled flooring, radiator, aerial point, double glazed window to the rear with fitted roller blind and coving.

Rear Garden

26'2" x 30'6" (7.987 x 9.297)

Garden shed approx. 4' x 5' to stay, mainly laid to lawn with some block paved patio area suitable for alfresco dining, outside tap, fully enclosed, PAR light, and a pedestrian gate to the front.

Garage

16'2" x 8'8" (4.93m x 2.64m)

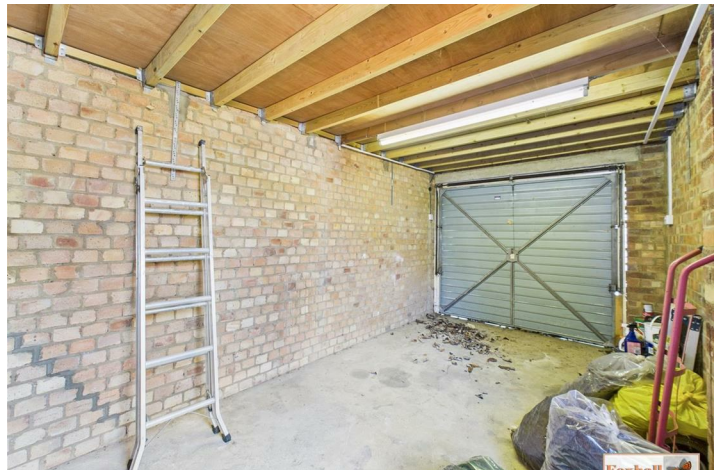
Manual up and over door with power and lighting, flat roof with felt. (no asbestos as yet)

Agents Notes

Tenure - Freehold

Council Tax Band - B





Road Map



Hybrid Map



Terrain Map



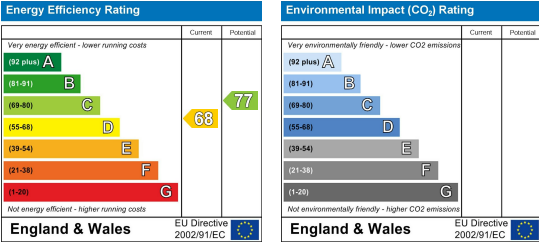
Floor Plan



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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