

# Foxhall



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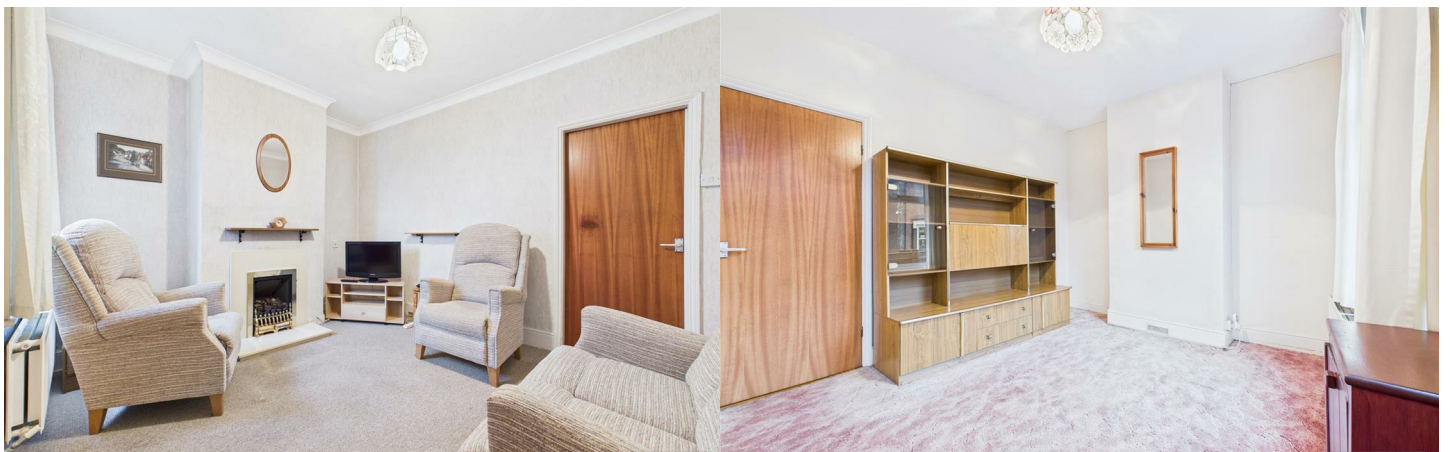
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## Cauldwell Hall Road

Copleston Catchment, Ipswich, IP4 5DB

Offers over £160,000



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## Front Garden

Enclosed via a mid height fence and gate, mostly laid with patio slabs with a shingle border. You have shared access through an archway leading to a gate into the rear garden.

## Lounge

11'7" x 9'9" (3.53m x 2.97m)

Entry via an obscure double glazed door facing the front, double glazed obscure window above, double glazed window facing the front, radiator and door into the third reception room.

## 3rd Reception Room

11'10" x 10'4" (3.61m x 3.15m)

Double glazed window facing the rear, gas fire, radiator, coving access to the stairs via a door and a door into the kitchen / diner.

## Kitchen/Diner

10'3" x 6'9" + 9'11" x 6'3" (3.12m x 2.06m + 3.02m x 1.91m)

Two double glazed window facing the side, double glazed window facing the rear, double glazed obscure door to the side going out into the rear garden, radiator plenty of room for dining, wall and base fitted units with cupboards and drawers, space for a fridge freezer, space for an oven, a breakfast bar that sits two comfortably, a single stainless steel sink bowl and a double drainer unit with hot and cold taps, wall mounted Worcester boiler, tiled splash-back (\*\*please note there is no plumbing for a washing machine currently\*\*).

## Landing

Access to the loft and doors to bedrooms one, two and the bathroom.

## Bedroom One

12'0" x 9'11" (3.66m x 3.02m)

Double glazed window facing the front, radiator and a fitted wardrobe.

## Bedroom Two

10'4" x 9'1" (3.15m x 2.77m)

Double glazed window facing the rear, fitted wardrobe, blocked up fireplace and a radiator.

## Bathroom

Double glazed obscure window facing the rear, panel bath with hot and cold taps, pedestal wash hand basin with hot and cold taps, low-flush W.C., tiled splash-back, lino flooring, radiator, wall mounted heater and a cupboard housing the water tank.

## Rear Garden

Fully enclosed westerly facing rear garden mostly laid with lawn with flowerbed borders, enclosed by panel fencing, pathway access to a shed, outside storage cupboard with side gate leading to the shared access to the front of the property.

## Agents Notes

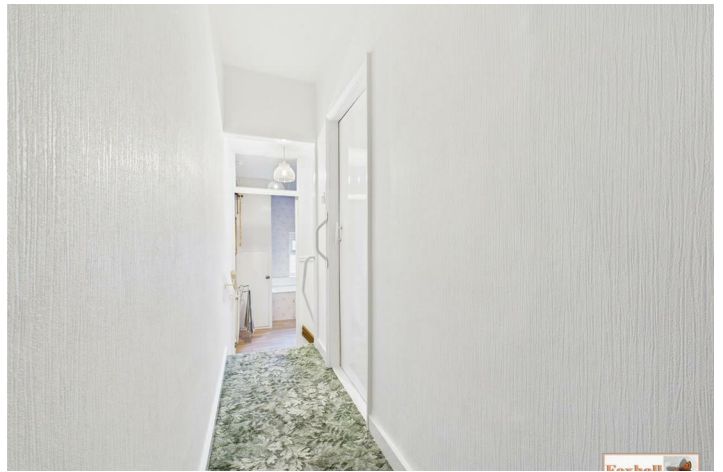
Tenure - Freehold

Council Tax Band - B















Road Map



Hybrid Map



Terrain Map



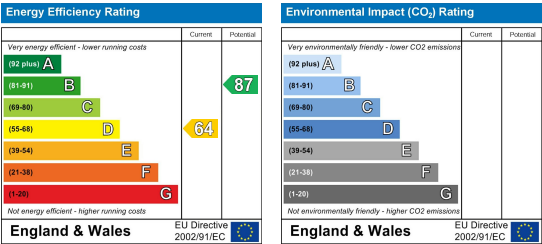
Floor Plan



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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