

Foxhall



Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

01473 721133

info@foxhallestateagents.co.uk

Unit 4, Ropes Drive
Kesgrave IP5 2FU

01473 613296

www.foxhallestateagents.co.uk



Kemball Street

Copleston Catchment, Ipswich, IP4 5EB

Offers in excess of £210,000



2



1



2



D



Kemball Street

Copleston Catchment, Ipswich, IP4 5EB

Offers in excess of £210,000



Front Garden

Laid to concrete providing off-road parking area, gated side access into the rear garden.

Entrance Porch

Double glazed entrance door to entrance porch with double glazed window to side and door to the lounge.

Lounge

11'0" x 10'4" (3.35m x 3.15m)

Double glazed window to front, radiator, cupboard housing the meters, laminated style flooring, coving and door to the dining room.

Dining Room

10'11" x 10'2" (3.33m x 3.10m)

Stairs off to the first floor, double glazed window to rear, radiator, coved ceiling and door to the kitchen.

Kitchen

9'9" x 5'11" (2.97m x 1.80m)

Comprising single drainer stainless steel sink unit with a mixer tap, cupboard and appliance space under, roll-top worksurfaces with drawers, cupboard and appliance space under, wall mounted cupboard over, shelved upright storage unit, radiator, double glazed window to the side, tiled flooring, obscure double glazed door to outside and door to the bathroom.

Bathroom

7'10" x 5'7" (2.39m x 1.70m)

Panel bath with shower over, low-level W.C., wash hand basin with a mixer tap and cupboards under, obscure double glazed window to side, part tiled walls, tiled flooring and a radiator.

Landing

Carpeted flooring and doors to bedrooms one and two.

Bedroom One

10'11" x 10'5" (3.33m x 3.18m)

Double glazed window to front, radiator, air-conditioning unit, Victorian style fireplace, coved ceiling and carpeted flooring.

Bedroom Two

10'4" x 8'5" (3.15m x 2.57m)

Victorian style fireplace, radiator, carpeted flooring, double glazed window to rear, access to loft and cupboard housing the wall mounted Baxi boiler.

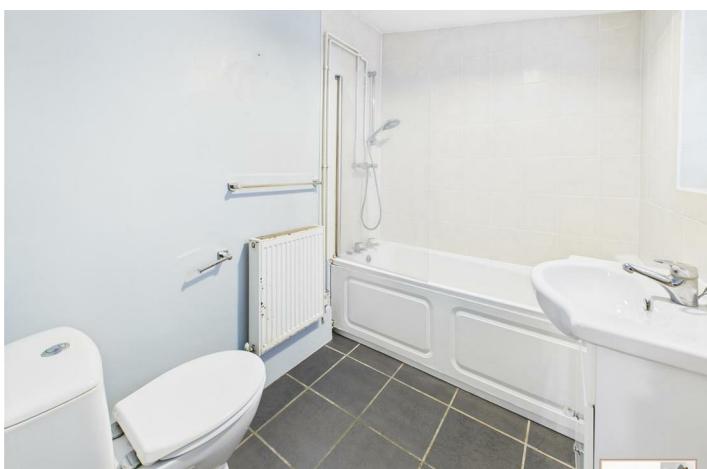
Rear Garden

Enclosed by timber fencing with paved patio, mainly laid to lawn, outside tap and a garden shed.

Agents Notes

Tenure - Freehold

Council Tax Band - A





Foxhall 



Foxhall 

Road Map



Hybrid Map



Terrain Map



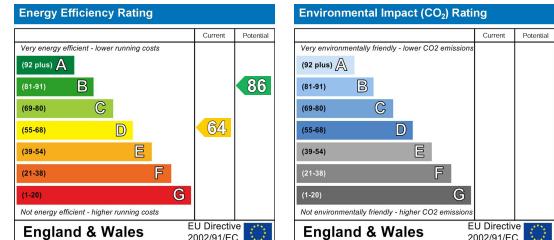
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.