

Foxhall



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Ringham Road

Copleston Catchment, Ipswich, IP4 5BX

Guide price £215,000



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COPELSTON HIGH SCHOOL CATCHMENT AREA (SUBJECT TO AVAILABILITY) - POPULAR LOCATION WITHIN REASONABLE WALKING DISTANCE OF IPSWICH'S TOWN CENTRE, DERBY ROAD RAILWAY STATION AND AN EXCELLENT RANGE OF AMENITIES - BLOCK PAVED DRIVEWAY PROVIDING AN EXCELLENT AREA FOR OFF ROAD PARKING - GOOD SIZE REAR GARDEN - DOUBLE GLAZED WINDOWS AND GAS HEATING VIA RADIATORS - NEW ROOF 2026 - TWO BEDROOM SEMI DETACHED HOUSE - LOUNGE/ DINER

Foxhall Estate Agents are delighted to offer for sale this attractive two bedroom semi detached house situated in a popular location on the eastern side of Ipswich within reasonable walking distance of Ipswich town centre, Derby Road railway station and an excellent range of local amenities.

The property is also located within the highly regarded Copleston High school catchment area (subject to availability) and the property benefits from a block paved driveway providing an excellent area of off road parking to the front, double glazed windows, gas central heating via radiators and a good sized garden.

The rear sections of the roof was re-slatted and chimney re-pointed in November 2023 with the main part re-slatted in 2026. The accommodation comprises two bedrooms to the first floor with a lounge / diner, kitchen, bathroom and utility room to the ground floor.

In the valuer's opinion an early internal viewing is highly advised.

Front Garden

Block paved driveway providing off road parking with steps up to front door, gated side pedestrian access leading to the rear garden.

Lounge / Dining Area

21'2" x 12'4" (12'7" x 11'7" lounge 11'7 x 8'8" (6.45m x 3.76m (3.84m x 3.53m lounge 3.53m x 2.64m)

Composite styled entrance door to lounge / diner, double glazed window to the front and side, radiator, attractive fireplace, picture rails and through to the dining area.

Dining area has a double glazed window to the rear, fitted cupboard, radiator and through to the kitchen.

Kitchen

9'9" x 6'10" (2.97m x 2.08m)

Comprises single drainer stainless steel sink unit with cupboards under, roll-top work surfaces with cupboards, drawers and appliance space under wall mounted cupboards over, downlighters, double glazed window to side, double glazed obscure door to the outside and a door to the bathroom.

Bathroom

9'4" x 6'5" (2.84m x 1.96m)

Panel bath with a mixer tap and shower attachment, pedestal wash hand basin, low level W.C., radiator, wall mounted Baxi boiler and an obscure double glazed window to side.

Utility Area

Double glazed obscure window to the side, radiator, work surface with space and plumbing for a washing machine under.

Landing

Doors to bedroom one and two.

Bedroom One

12'3" x 11'11" (3.73m x 3.63m)

Double glazed window to the front , attractive fireplace, access to loft, coved ceiling and a radiator

Bedroom Two

9'10" x 8'10" (3.00m x 2.69m)

Double glazed window to the rear and a radiator.

Rear Garden

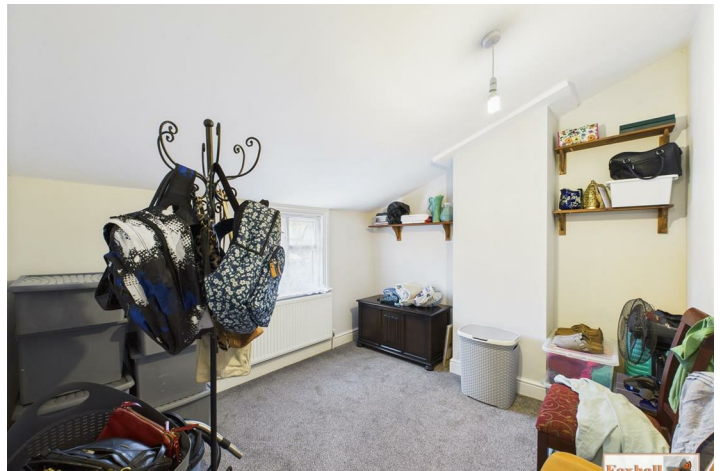
Excellent size mainly laid to lawn with a patio area enclosed by timber fencing, shed and an outside storage cupboard.

Agents Notes

Tenure - Freehold

Council Tax Band - B





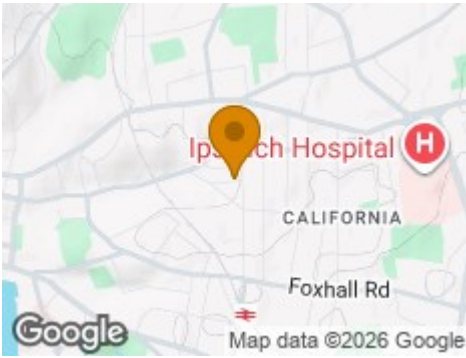
Road Map



Hybrid Map



Terrain Map



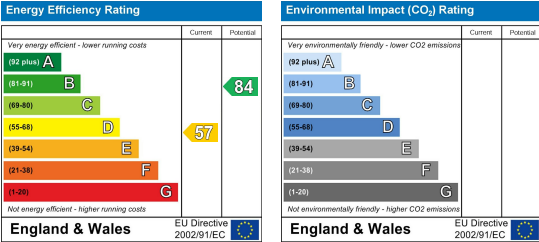
Floor Plan



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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