

# Foxhall



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## Henslow Road

Copleston Catchment, Ipswich, IP4 5EG

Asking price £220,000



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## Front Garden

Laid to hardstanding offering off-road parking for one vehicle and a path to the front door.

## Entrance Hallway

Front aspect UPVC double glazed entrance door, side aspect door to the lounge/diner, stairs to the first floor, radiator and carpeted flooring.

## Lounge

10'10" x 10'6" (3.30m x 3.20m)

Front aspect double glazed window, feature fireplace, radiator, carpeted flooring and archway through to the dining area.

## Dining Room

11'3" x 11'0" (3.43m x 3.35m)

Rear aspect double glazed window, understairs storage cupboard, radiator, carpet flooring, rear aspect door to the kitchen.

## Kitchen

9'9" x 8'2" (2.97m x 2.49m)

Base and eye-level units, rolled edge worktops, integrated stainless steel sink and drainer, space for freestanding oven and hob, space for undercounter fridge and freezer, wall mounted Baxi combi boiler, side aspect double glazed windows, side aspect UPVC frosted door into the garden, radiator, tiled flooring and rear aspect door to the bathroom.

## Bathroom

7'0" x 5'10" (2.13m x 1.78m)

Panel bath, low-level W.C., hand wash basin into vanity unit, radiator, side and rear frosted double glazed windows, extractor fan, tiled walls and laminate flooring.

## Landing

Doors to all bedrooms, over stairs storage cupboard, loft access and carpeted flooring.

## Bedroom One

11'10" x 10'10" (3.61m x 3.30m)

Two front aspect double glazed windows, built-in wardrobes, radiator and carpeted flooring.

## Bedroom Two

11'5" x 8'7" (3.48m x 2.62m)

Rear aspect double glazed window, radiator and carpeted flooring.

## Bedroom Three

9'4" x 8'5" (2.84m x 2.57m)

Rear aspect double glazed window, built-in storage cupboard, radiator and carpeted flooring.

## Rear Garden

Enclosed to panel fencing, mainly laid to lawn with resin path to the rear gated access, wooden storage shed and mature flowerbeds.

## Agents Notes

Tenure - Freehold

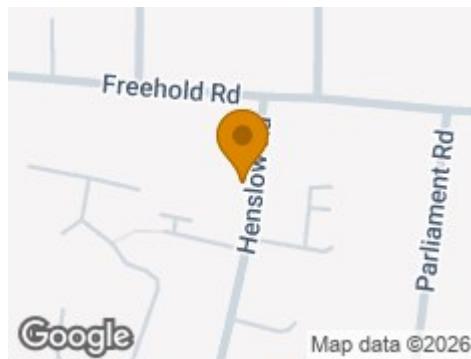
Council Tax Band - B







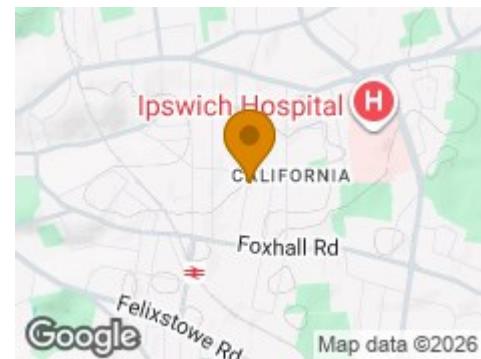
## Road Map



## Hybrid Map



## Terrain Map



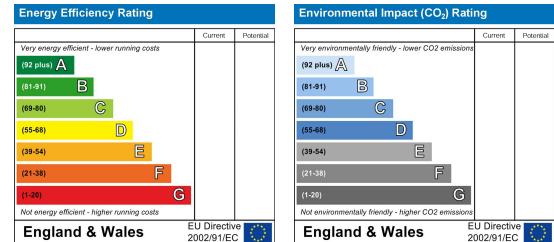
## Floor Plan



## 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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