

Foxhall



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Fuchsia Lane

Copleston Catchment, Ipswich, IP4 1QB

Guide price £210,000

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Front Garden

Mid height brick wall and metal railing with a metal gate, low maintenance frontage leading onto the property.

Porch

Tiled flooring and a light and a door leading into the hallway.

Entrance Hallway

Carpet flooring, radiator, light, stairs to the first floor and a wooden glazed door to the lounge/diner.

Lounge Area

13'4" x 9'10" (4.06m x 3.00m)

Double glazed bay window to the front, carpet flooring and a radiator. A feature alcove where the fireplace would've been with shelving and storage, tiled hearth, aerial point and coving.

Dining Area

11'11" x 10'4" (3.63m x 3.15m)

Double glazed French doors out to the rear, carpet flooring, understairs cupboard has a light fitted and door into the kitchen.

Kitchen

9'11" x 8'6" (3.02m x 2.59m)

Tiled floor, radiator, wall and base fitted units with cupboards and drawers under, worksurfaces over, stainless steel sink bowl drainer unit with a mixer tap over, double glazed window to the side with fitted roller blind, splash-back tiling, tiled floor, inset Beko oven with a ceramic hob with a Cooke & Lewis glass extractor over, spotlights, radiator, space and plumbing for a washing machine, space for a full height fridge / freezer. Wall mounted Glow Worm boiler 8 years old and regularly serviced with a remote thermostat.

Bathroom

7'10" x 5'8" (2.39m x 1.73m)

Pedestal wash hand basin, low-flush W.C., bath with hot and cold taps and a Triton electric shower over, splash-back tiling, obscure double glazed window to the side with fitted roller blind, extractor fan, spotlights, tiled floor and a radiator.

Landing

Doors to bedrooms one and two and three and access to the loft which has got a light.

Bedroom One

13'0" x 10'9" (3.96m x 3.28m)

Two double glazed windows to the front with fitted roller blinds, radiator, skirting boards and carpet flooring.

Bedroom Two

11'9" x 7'9" (3.58m x 2.36m)

Double glazed window to the rear, radiator and carpet flooring.

Bedroom Three

9'10" x 8'6" (3.00m x 2.59m)

Double glazed window to the rear, radiator and carpet flooring.

Rear Garden

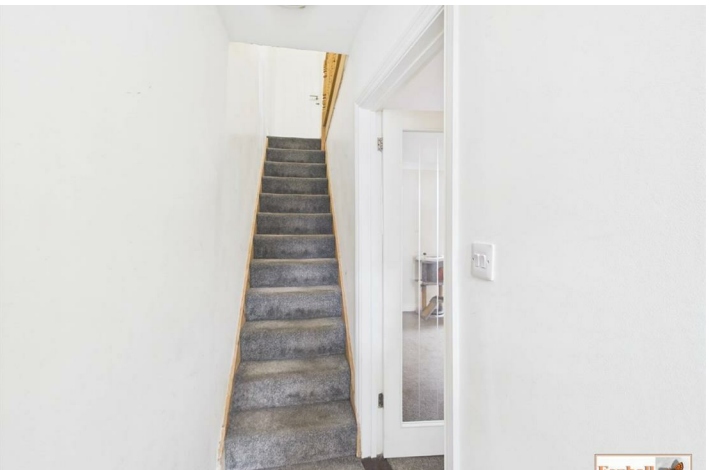
Fully enclosed rear garden with a patio area, mainly laid to lawn with a pathway to the rear and outside tap. Currently has a removable patio but this will be dismantled if not required.

Agents Notes

Tenure - Freehold

Council Tax Band - B







Road Map



Hybrid Map



Terrain Map



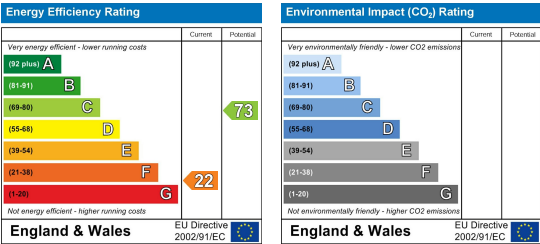
Floor Plan



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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