

Foxhall



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Foxhall Road

Copleston Catchment, Ipswich, IP3 8JF

Offers in excess of £190,000



3



1



2



Foxhall Road

Copleston Catchment, Ipswich, IP3 8JF

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Front Garden

There is block paved driveway providing off-road parking and there is shared access to the rear garden and the property has right of way over 256,254 and 252 Foxhall Road.

Entrance Hallway

Access via UPVC double glazed wood effect entrance door, textured ceiling and door giving access to the lounge.

Lounge / Diner

23'3" x 11'5" (7.09m x 3.48m)

Lounge Area - UPVC double glazed window to front, radiator, textured ceiling, carpeted flooring, cupboard housing the gas meters and fuse board (which was changed in April 2021) and access to the dining area.

Dining Area - UPVC double glazed window to rear overlooking towards the garden, radiator, carpeted flooring, gas flame effect fire with marble hearth, carpeted flooring, textured ceiling with spotlighting, door to the kitchen and door giving access to the stairs to the first floor.

Kitchen

12'10" x 7'1" (3.91m x 2.16m)

UPVC double glazed window to side, UPVC double glazed door to side giving you access to the rear garden, space for fridge, space for a freezer, built-in oven, built-in hob with filter hood over, radiator, tile effect vinyl flooring, 1 1/2 bowl sink with mixer tap inset into a rolled edge worksurface with cream gloss cupboards and drawers under and matching above, tiled splash-backs, radiator, textured ceiling with spotlighting and door giving access to the inner lobby.

Inner Lobby

Tile effect vinyl flooring, door giving access to ground floor bathroom and access to the utility cupboard.

Utility Cupboard

UPVC double glazed window to side, space and plumbing for a washing machine and space for a tumble dryer.

Ground Floor Bathroom

7'2" x 6'7" (2.18m x 2.01m)

UPVC double glazed window to side, low-level W.C., pedestal wash hand basin with a mixer tap, shower bath with mixer taps and independent shower over, tiled walls, radiator, tile effect vinyl flooring, spotlights and extractor fan

Landing

Textured ceiling with loft access and doors giving access to all bedrooms and a UPVC double glazed window to side.

Bedroom One

11'5" x 9'5" (3.48m x 2.87m)

UPVC double glazed window to front, radiator, textured and coved ceiling, range of fitted wardrobes and carpeted flooring

Bedroom Two

11'4" x 8'5" (3.45m x 2.57m)

UPVC double glazed window to rear, radiator, carpeted flooring and spotlighting.

Bedroom Three

10'0" x 7'2" (3.05m x 2.18m)

UPVC double glazed window to rear, radiator, carpeted flooring, cupboard housing wall mounted Baxi boiler last serviced on 19th March 2026.

Rear Garden

Garden commences with a lawned area leaning to a paved patio area with a large shed to remain. There is a right of way access over neighbouring properties to gain access to the front of your property.

Agents Notes

Tenure - Freehold

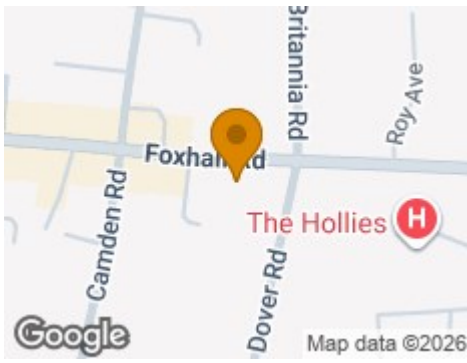
Council Tax Band - A

There is shared access to the rear garden and the property has right of way over 256,254 and 252 Foxhall Road.





Road Map



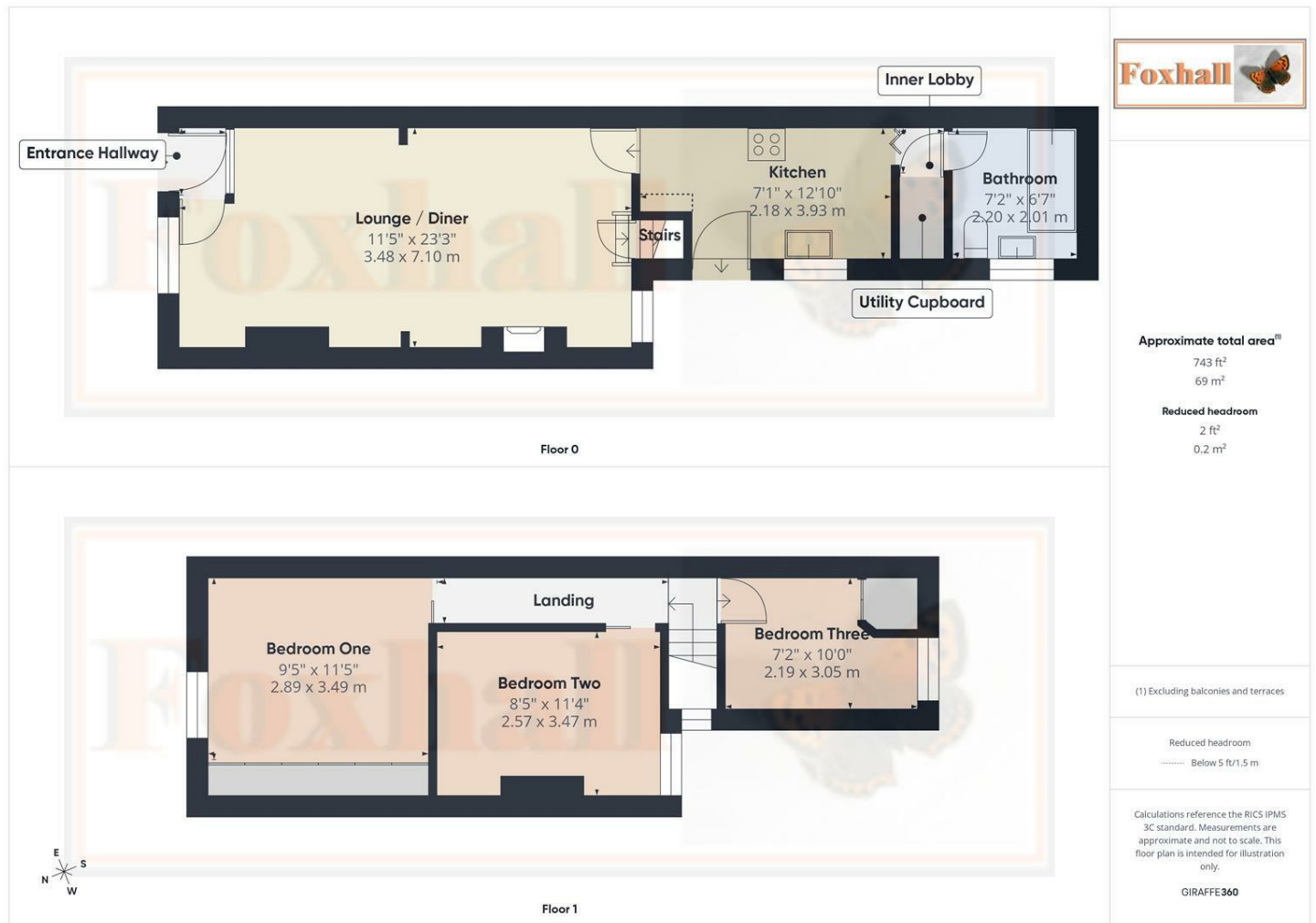
Hybrid Map



Terrain Map



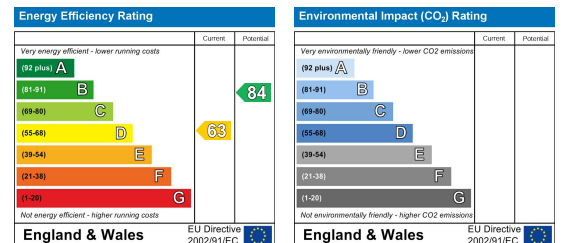
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.