Foxhall

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Rosehill Road

Copleston Catchment, Ipswich, IP3 8EX

Guide price £185,000

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Front Garden
Enclosed brick wall and fencing, easy to maintain nature with door to front and a shared side passageway leading to the rear with a personal gate into the rear garden.

Lounge
11'8" x 11'0" (3.58 x 3.36)
Obscure double glazed entrance door into the lounge with double glazed window to fromt, radiator, redecorated in 2024 and door to the lobby.

Lobby
Stairs off to first floor and door to the dining room.

Dining Room
11'9" x 9'10" (3.59 x 3.01)
We understand from the vendor the walls and ceiling have been replastered in August 2026. Radiator, cupboard under the stairs, double glazed window to rear and through to the kitchen.

Kitchen
13'4" x 6'5" (4.06m x 1.96m)
Modern re-fitted kitchen with gloss fronted units comprising single drainer sink with mixer tap and cupboard's under, worksurfaces with drawers, cupboards and appliance space under and wall mounted cupboards over, modern wall mounted boiler, radiator, oven, hob and extractor over, obscure double glazed window to the side and obscure double glazed door to outside.

Landing
Doors to both bedrooms and access to the loft.

Bedroom One
14'11" x 9'11" (4.55m x 3.02m)
Double glazed window to the rear, radiator and door to the rear lobby.

Rear Lobby
Completely re-plastered and decorated in June 2026. Accessed via bedroom one and a door to the bathroom.

Bathroom
9'7" x 8'7" (2.94 x 2.63)
Panel bath with shower over, low-level W.C., pedestal wash hand basin, radiator and double glazed obscure window to the rear.

Bedroom Two
11'9" x 11'0" (3.58m x 3.35m)
Double glazed window to front, cupboard housing the fuse box and a radiator.

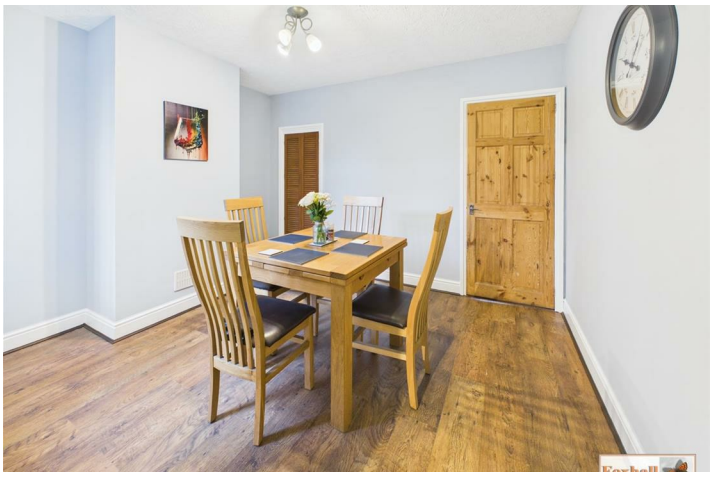
Rear Garden
Enclosed by timber fencing with lawned areas, hedging and flower / shrub borders, greenhouse and shed which we understand from the vendor is to remain.

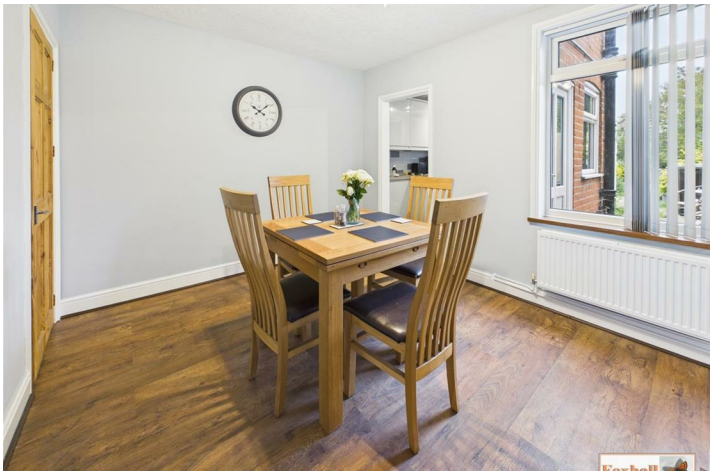
Agents Notes
Tenure - Freehold
Council Tax Band - B
Please note there is a flying freehold over the passageway in bedroom one.





























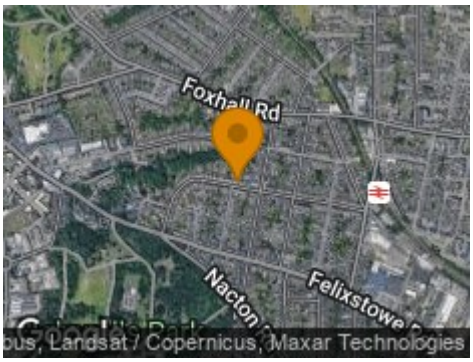



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Road Map



Hybrid Map



Terrain Map



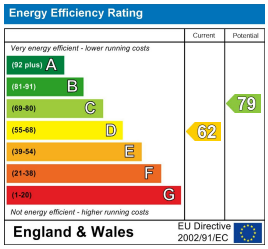
Floor Plan

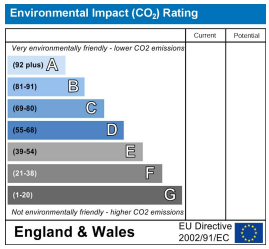


Viewing

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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