

# Foxhall



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## Goring Road

Copleston Catchment, Ipswich, IP4 5LR

Asking price £295,000



3



1



2



# Goring Road

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## Front Garden

Enclosed to a half height fence the front garden is laid to block paving providing off-road parking. There is also a mature tree, shrub and flower bed border. Front aspect door into the entrance hallway and shared access down the side of the property to the rear garden.

## Entrance Hallway

Front aspect door with stained glass surround, doors to lounge, dining room and kitchen, understairs storage cupboard, stairs to first floor, radiator and laminate flooring.

## Dining Room

12'3" x 10'10" (3.73m x 3.30m)

Front aspect double glazed bay window, feature fireplace, picture rails, radiator and carpeted flooring.

## Lounge

11'10" x 10'11" (3.61m x 3.33m)

Rear aspect double glazed French doors into the conservatory, feature fireplace, picture rails, radiator and carpeted flooring.

## Kitchen

8'8" x 6'9" (2.64m x 2.06m)

Base and eye-level units, rolled edged worktops with tiled splash-back, integrated sink and drainer, space for a freestanding oven and hob, utility cupboard housing the wall mounted boiler, side aspect frosted double glazed window and rear aspect UPVC door into the conservatory.

## Conservatory

14'0" x 11'4" (4.27m x 3.45m)

Rear aspect double glazed French doors into the garden, rear aspect double glazed door also into the garden, storage cupboard currently housing a freestanding fridge freezer and laminate flooring.

## Landing

Doors to all bedrooms, W.C. and the bathroom, side aspect frosted double glazed window and carpeted flooring.

## Bedroom One

12'5" x 11'2" (3.78m x 3.40m)

Front aspect double glazed bay window, feature fireplace, radiator and carpeted flooring.

## Bedroom Two

11'3" x 10'4" (3.43m x 3.15m)

Rear aspect double glazed window, feature fireplace, radiator and carpeted flooring.

## Bedroom Three

7'10" x 6'7" (2.39m x 2.01m)

Front aspect double glazed window, radiator and carpeted flooring.

## Bathroom

6'6" x 5'2" (1.98m x 1.57m)

Panel bath with stainless steel mixer taps and handheld shower attachment, pedestal wash hand basin, wood panelling, radiator, rear aspect frosted double glazed window and lino flooring.

## Separate W.C.

Low-level W.C., side aspect frosted double glazed window, half tiled walls and lino flooring.

## Rear Garden

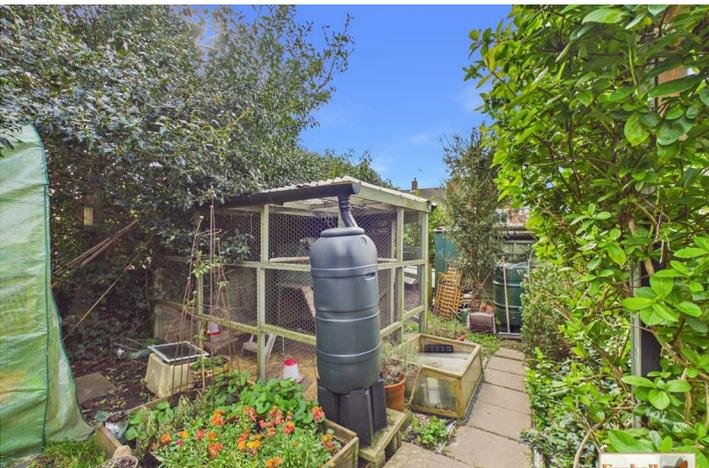
Enclosed to panel fencing the mature rear garden comprises of lawn and patio areas with a feature pond, a number of raised planters and beds, large storage shed, greenhouse and chicken run with a path leading to the rear and gated access round to the front of the property.

## Agents Notes

Tenure - Freehold  
Council Tax Band - C







## Road Map



## Hybrid Map



## Terrain Map



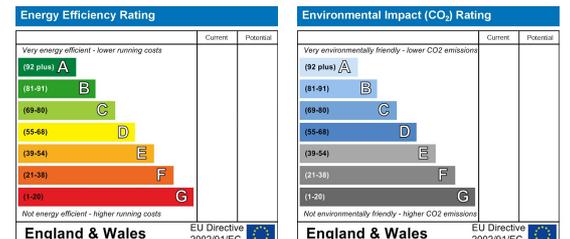
## Floor Plan



## 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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