Foxhall

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Britannia Road

Copleston Catchment, Ipswich, IP4 5HE

Offers in excess of £230,000

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Front Garden
Block paved enabling driveway parking for one vehicle. Please note there is no official dropped kerb.

Entrance Hallway
Part glazed front entrance door through to entrance hallway, stairs rising to the first floor, doors to the lounge and dining room and a radiator.

Lounge
10'11" x 10'4" (3.35 x 3.17)
Easterly facing lounge making this a very light and sunny room especially in the mornings. Radiator and laminate flooring.

Dining Room
14'0" x 11'11" (4.27m x 3.63m)
Westerly facing dining room making this a very plesant and sunny room especially in the afternoons, radiator, window overlooking the garden, door to the understairs cupboard and door leading through to the kitchen.

Kitchen
9'11" x 8'10" (3.04 x 2.70)
1 1/2 bowl sink unit, range of fitted units comprising base drawers, cupboards and eye-level units, wall mounted Baxi boiler, integrated oven and electric hob with a high level extractor fan above, worksurfaces, recess in the chimney breast ideal for a fridge, window to side, radiator and through to a rear lobby area. Subject to necessary planning permissions but there is potential to extend the kitchen/diner.

Rear Lobby
Radiator, double glazed door to the rear garden and a door to the bathroom.

Bathroom
8'9" x 7'1" (2.69 x 2.17)
P shaped with shower over and screen, wash hand basin, W.C., heated towel rail, extensive tiling, recessed ceiling spotlights, Expeller fan and a window to side.

Landing
Small access to the loft space, radiator and doors to all three bedrooms.

Bedroom One
14'1" x 11'0" (4.30 x 3.36)
Twin windows to front, radiator and door to the over stairs wardrobe.

Bedroom Two
10'11" x 9'9" (3.35 x 2.99)
Radiator and window to the rear overlooking the garden.

Bedroom Three
9'11" x 8'11" (3.03 x 2.73)
Radiator and window to rear.

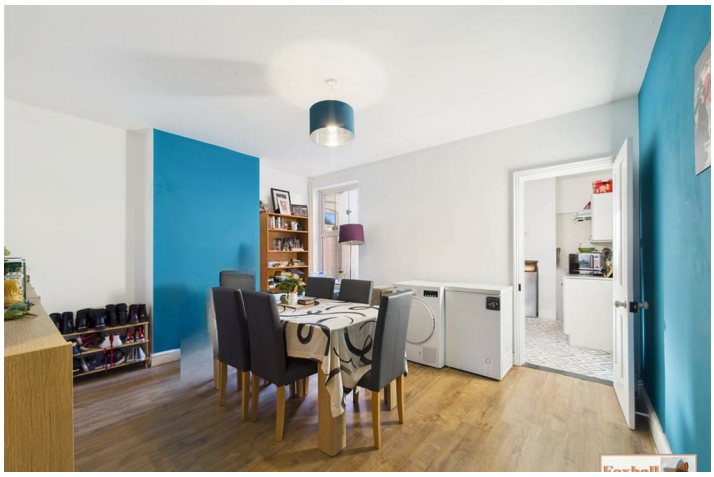
Rear Garden
Good sized garden mainly laid to lawn, un-overlooked from the courtesy of high trees at the rear. Access to the rear garden is via a passageway between number 222 and 218 (there is no number 220).

Agents Notes
Tenure - Freehold
Council Tax Band - B
Tenants arrangement with the vendor they will start their search for another rental at the pointwe find a buyer and a sale is agreed.

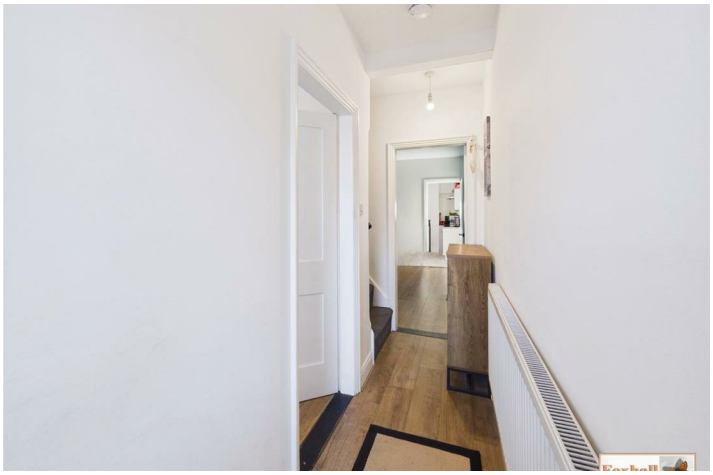


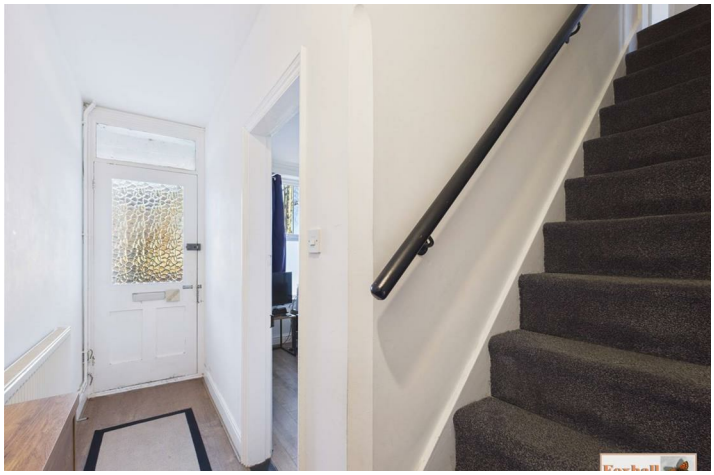
























Road Map



Hybrid Map



Terrain Map



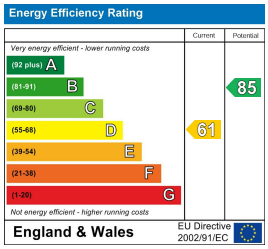
Floor Plan

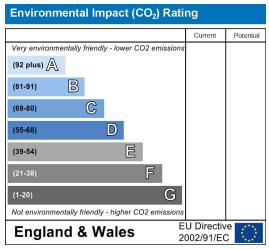


Viewing

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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