

Foxhall



Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

Unit 4, Ropes Drive
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk



Camden Road

Copleston Catchment, Ipswich, IP3 8JW

Guide price £160,000



3



1



2



E



Camden Road

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Front Garden

Mid height fence around the low maintenance garden with patio slabs and pathway to the front door.

Entrance Porch

Door into the porch with vinyl flooring and two double glazed windows to either side and a door into the lounge.

Lounge

10'10" x 10'9" (3.32m x 3.28m)

Carpet flooring, double glazed window to the front and a gas fire (not tested / vendor advises its in working order) and a door into the inner hallway.

Inner Hallway

Stairs up to the first floor and door to the dining room.

Dining Room

10'10" x 10'9" (3.32 x 3.29)

Carpet flooring, gas fire (not tested/ however vendor advises its in working order), cupboard under the stairs for storage and access to the fuse box, double glazed window to the rear and a sliding door into the kitchen.

Kitchen

7'10" x 6'2" (2.41 x 1.89)

Comprising of wall and base units with cupboards and drawers under, worksurfaces over, space and plumbing for a washing machine, Beilling oven and a pumatic hob, space for a full height fridge freezer, stainless steel 1 1/2 sink bowl drainer unit with a mixer tap over, double glazed iwndow to the side, tiled floor, splash-back tiling and a sliding door into the rear lobby.

Rear Lobby

Tiled flooring with doors to the bathroom and out to the rear garden.

Bathroom

6'3" x 6'2" (1.91 x 1.89)

Pedestal wash hand basin, low-flush W.C., panelled bath with separate hot and cold tap, splash-back tiling, tiled flooring, obscure double glazed window to the rear and a Britony II T gas water heater (not tested but vendor advise it works)

Landing

Doors to bedrooms one and two.

Bedroom One

10'11" x 10'10" (3.34 x 3.32)

Double glazed windwo to the front, carpet flooring and a storage cupboard with access to the loft in there.

Bedroom Two

10'10" x 10'10" (3.30m x 3.30m)

Double glazed window to the rear and carpet flooring.

Bedroom Three

7'1" x 6'5" (2.17 x 1.96)

Double glazed window to the rear and carpet flooring

Rear Garden

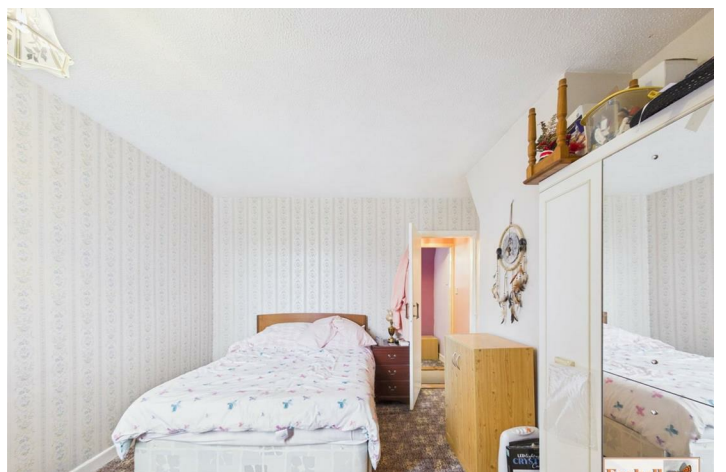
Mainly laid to lawn with some fruit trees and rose bushes, shed to the rear to stay and a pathway to the rear with pedestrian access to the alleyway so that you can put your buns out etc.

Agents Notes

Tenure - Freehold

Council Tax Band - A







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Road Map



Hybrid Map



Terrain Map



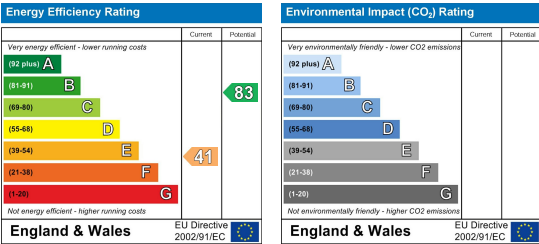
Floor Plan



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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