

# Foxhall



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## Newton Road

Copleston Catchment, IP3 8HQ

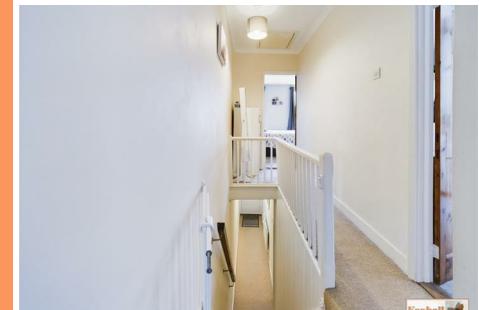
Offers in excess of £205,000



# Newton Road

Copleston Catchment, IP3 8HQ

Offers in excess of £205,000



## Front Garden

Laid to concrete providing hardstanding for off road parking.

Entrance door to.

## Entrance Hall

Radiator, stairs off to the first floor, door to.

## Lounge

11'10" x 9'10" (3.61m x 3.00m)

Double glazed window to front, radiator, fire surround, cupboards to recess through to dining area.

## Dining Room

11'10" x 10'7" (3.61m x 3.23m)

Double glazed window to rear, radiator, under stairs cupboard and through to.

## Kitchen

8'5 x 7'1 (2.57m x 2.16m)

Comprising single drainer stainless steel sink unit, cupboards under, roll top work surfaces with drawers and cupboards and appliance space under wall mounted cupboards over, tiled floor with underfloor heating, double glazed window to rear, obscure double glazed door to outside.

## First Floor Landing

Built in airing cupboard housing Baxi boiler with shelving, access to loft, electric meter and fuse board, doors to.

## Bedroom One

11'10" x 10'2" (3.61 x 3.10)

Two double glazed windows to front, radiator, floor to ceiling fitted wardrobes wall length with mirror fronted sliding doors.

## Bedroom Two

12'0" x 8'5" (3.68 x 2.57)

Double glazed window to rear, radiator.

## Bathroom

5'7" x 7'3" (1.72 x 2.21)

Panel bath, mixer shower attachment, screen, low level WC, pedestal wash hand basin, radiator.

## Rear Garden

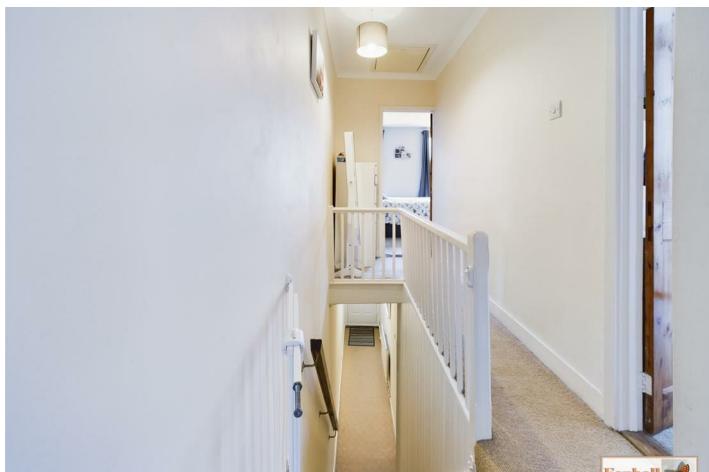
114' approx (34.75m approx)

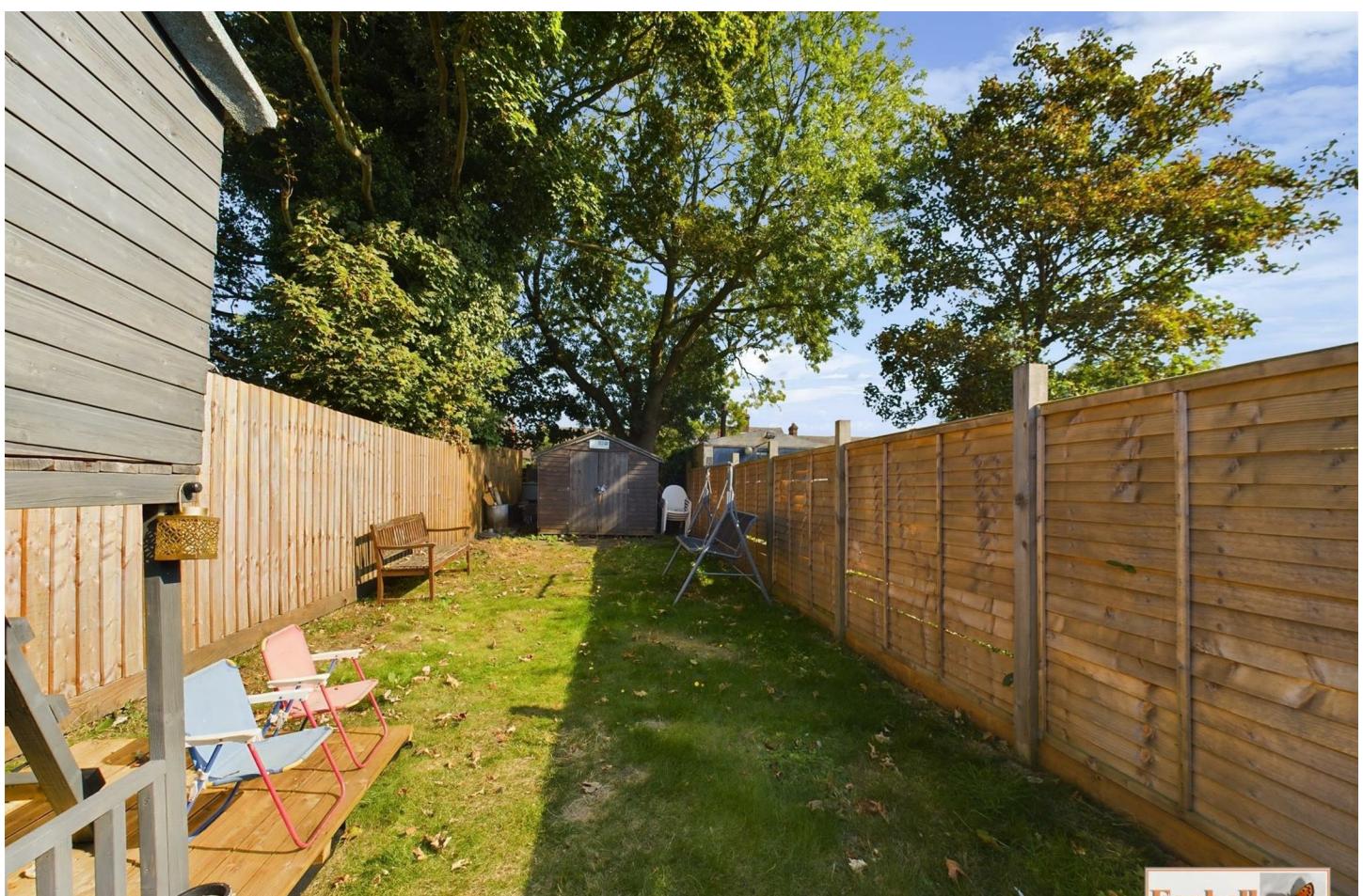
114' deep easterly facing, patio, mainly laid to lawn, garden shed (to remain), right of access through the adjoining property.

## Agents Note

Tenure Freehold

Council Tax Band B

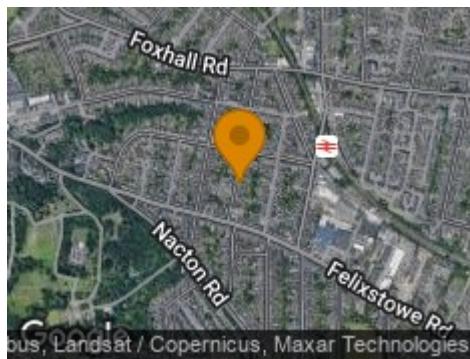




## Road Map



## Hybrid Map



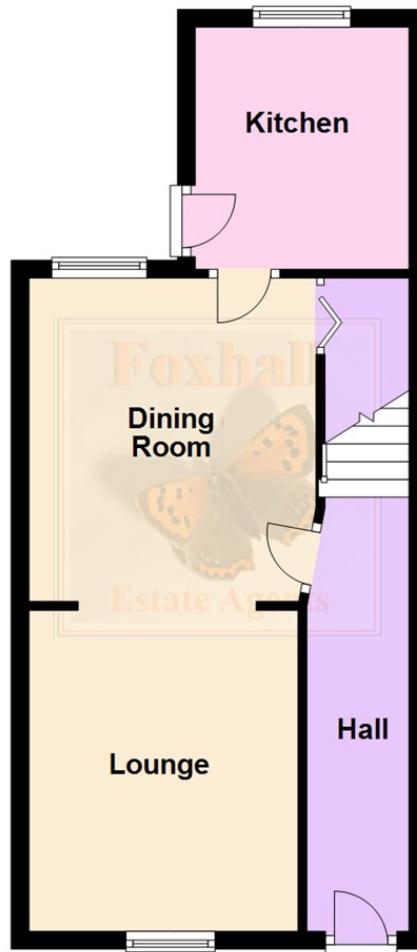
## Terrain Map



## Floor Plan

### Ground Floor

Approx. 38.1 sq. metres (410.0 sq. feet)



### First Floor

Approx. 38.1 sq. metres (410.0 sq. feet)

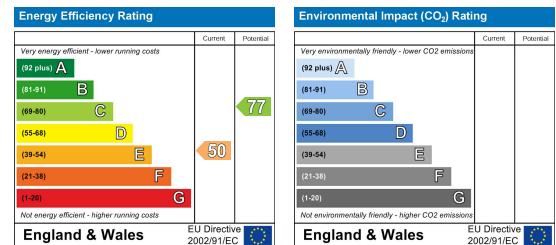


Total area: approx. 76.2 sq. metres (820.1 sq. feet)

## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.