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

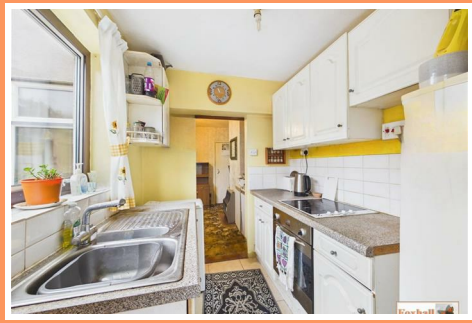




Camden Road

Copleston Catchment, Ipswich, IP3 8JW

Guide price £160,000







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.

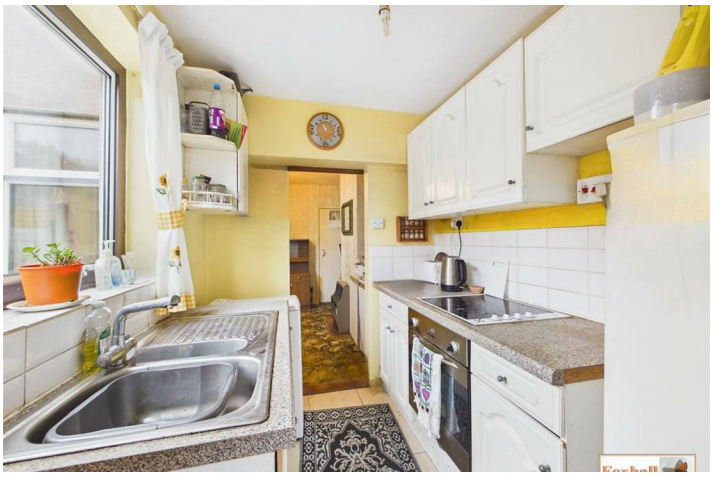
Bedroom One
10'11" x 10'10" (3.34 x 3.32)
Double glazed windwo to the front, carpet flooring and a storage cupboard with access to the loft in there.

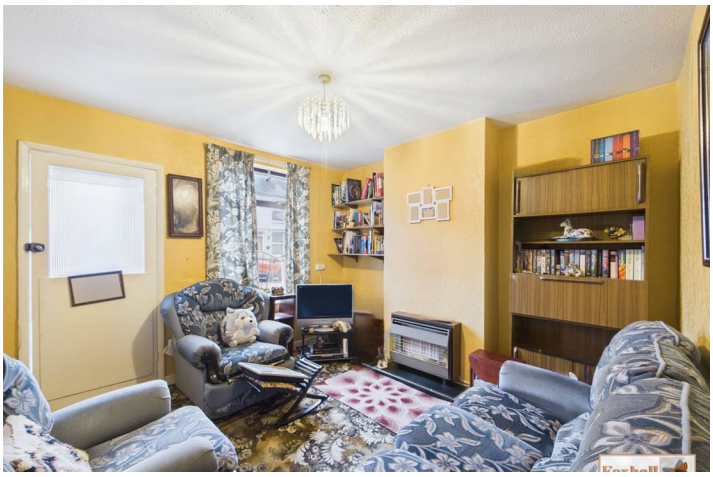
Bedroom Two
10'10" x 10'10" (3.30m x 3.30m)
Double glazed window to the rear and carpet flooring.

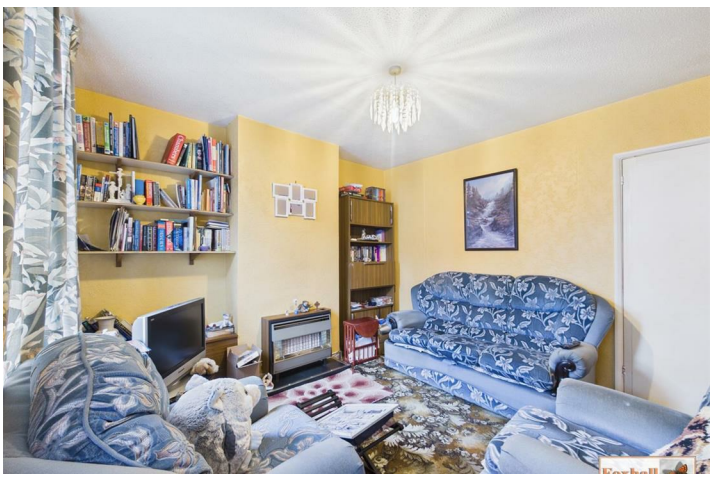
Bedroom Three
7'1" x 6'5" (2.17 x 1.96)
Double glazed window to the rear and carpet flooring

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





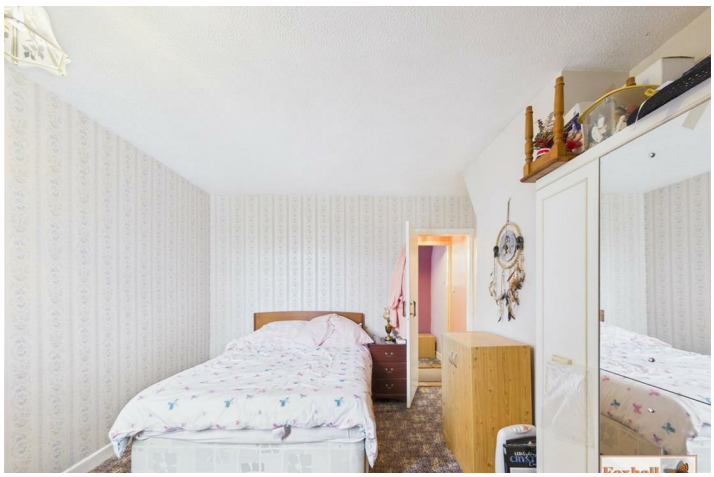





















Foxhall

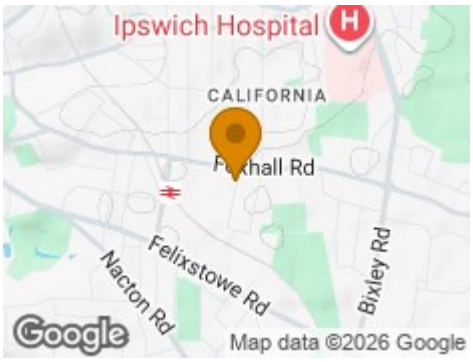
Road Map



Hybrid Map



Terrain Map



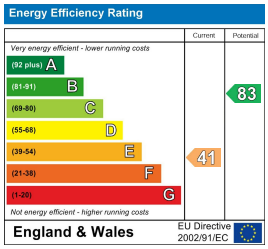
Floor Plan

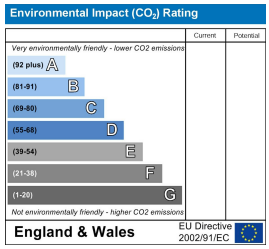


Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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.