

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



Goring Road

Copleston Catchment, Ipswich, IP4 5LR

Asking price £295,000



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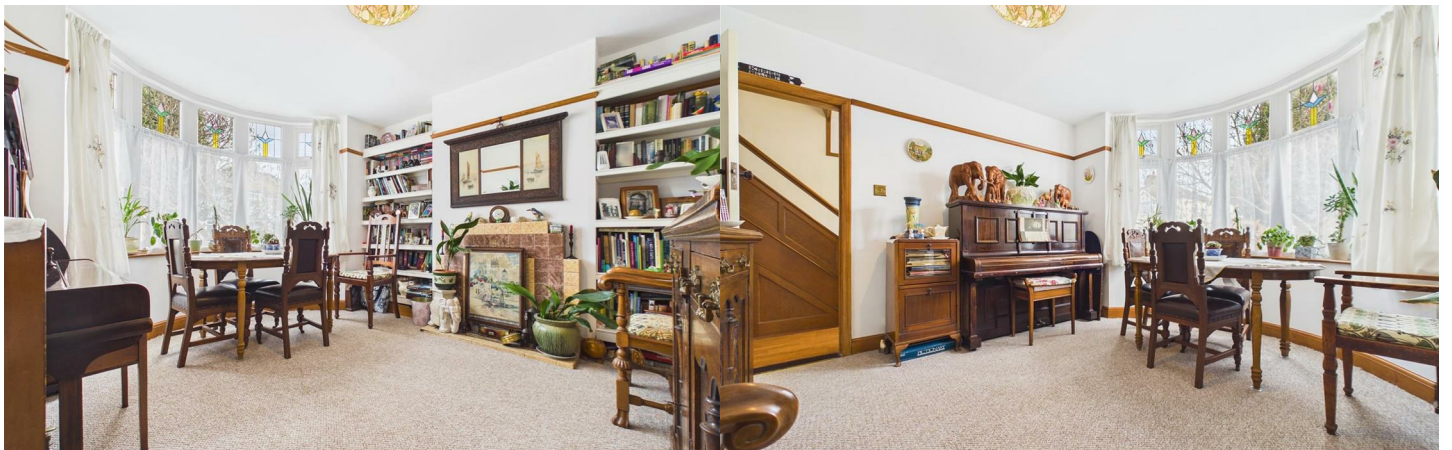
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POPULAR EAST IPSWICH LOCATION - DOUBLE BAY SEMI-DETACHED HOUSE - THREE BEDROOMS - THREE RECEPTION ROOMS - WALKING DISTANCE TO LOCAL AMENITIES

*** Foxhall Estate Agents*** are delighted to offer for sale this three bedroom double bay semi-detached house situated on the ever popular East side of Ipswich. The property is located within the highly regarded Copleston High School and Britannia Primary catchment areas (subject to availability) and is within walking distance of multiple shops, amenities and Ipswich Hospital.

The accommodation itself comprises of an entrance hallway, bay fronted dining room, lounge, kitchen and conservatory downstairs. Upstairs there is a landing, three bedrooms, bathroom and w.c. To the front there is a block paved driveway and to the rear there is a mature Westerly facing rear garden.

The town of Ipswich offers a range of amenities including schools, university, independent and high street shops, hospital, theatres and cinemas, vast selection of restaurants & bars, beautiful parks such as the historic Christchurch Park and the popular Orwell Country Park as well as many more recreational and educational facilities.

The town centre houses the mainline railway station which provides direct links to London Liverpool Street (1 hour and ten minutes) and where you can also find the beautiful Ipswich Marina which has undergone extensive redevelopment over the years to create a wonderful vibrant waterfront which is lined with restaurants, cafes, galleries and shops.

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

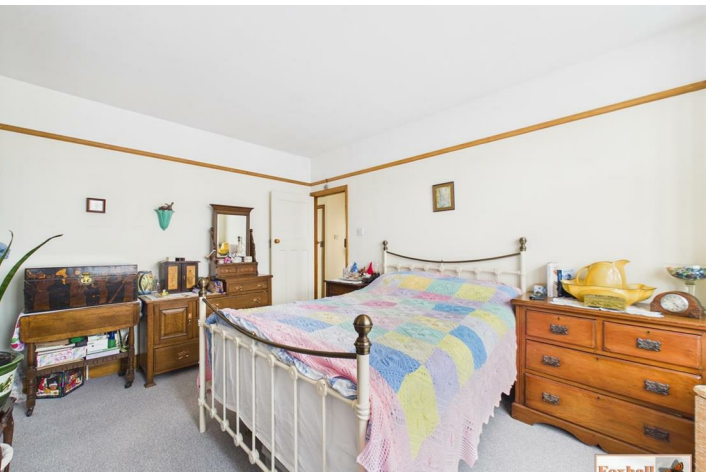
Enclosed to panel fencing the mature rear garden comprises of lawn and patio areas with a feature pond, a number of raised planters and beds, large storage shed, greenhouse and chicken run with a path leading to the rear and gated access round to the front of the property.

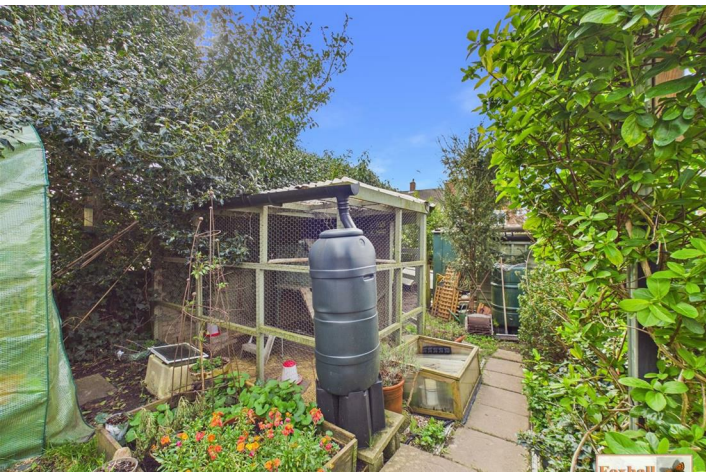
Agents Notes

Tenure - Freehold

Council Tax Band - C







Road Map



Hybrid Map



Terrain Map



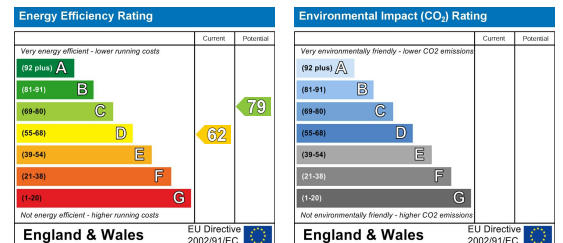
Floor Plan



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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