

Foxhall



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Cauldwell Hall Road

East Ipswich, IP4 5AS

Asking price £170,000



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Entrance Hallway

Telecom system for entry and as the property is the only one on the top floor it has its' own access.

Laminate flooring, Velux skylight, access to a large storage cupboard which houses the water tank, electric radiator, doors to bedroom one, bedroom two, bathroom and the lounge.

Lounge

14'10" x 12'10" (4.53 x 3.92)

Double glazed double French style door with a Juliette balcony looking out onto the front, Velux skylight, electric radiator, room for a dining table.

Kitchen

8'3" x 8'6" (2.53 x 2.61)

Velux skylight, wall and base fitted units with cupboards and drawers, space for a washing machine, space for a fridge freezer, single stainless steel sink bowl and drainer unit, built in electric over with an electric hob and a cooker hood above, tiled splashbacks with laminate flooring.

Bedroom One

14'0" x 18'4" (4.27 x 5.61)

Double glazed obscure window to the side, double glazed window facing the rear, electric radiator, access to the loft, quirky style bedroom with a dormer window.

Bedroom Two

14'8" x 7'11" (4.48 x 2.42)

Velux sky light, Electric Radiator, Storage for Clothing.

Bathroom

7'8" x 8'11" (2.34 x 2.73)

Double glazed obscure window to the front, low flush WC, pedestal wash hand basin with hot and cold taps with a tiled splashback, panelled bath with mixer taps, a

glass sliding door and an electric shower over with a tiled splashback, laminate flooring with an electric panel radiator.

Agents Note

Tenure - Leasehold

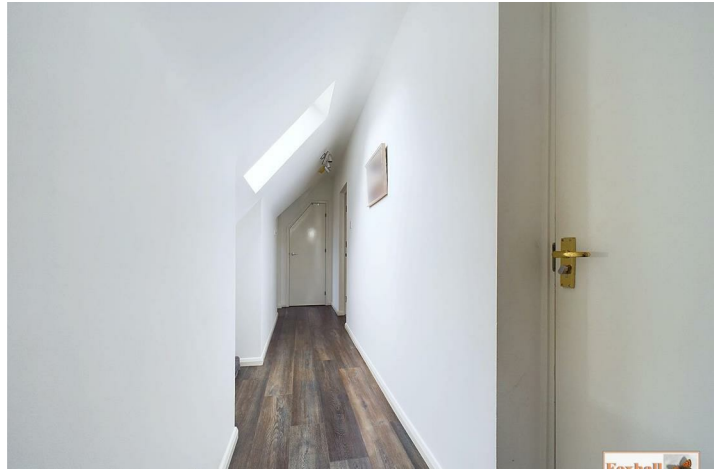
Council Tax Band - A

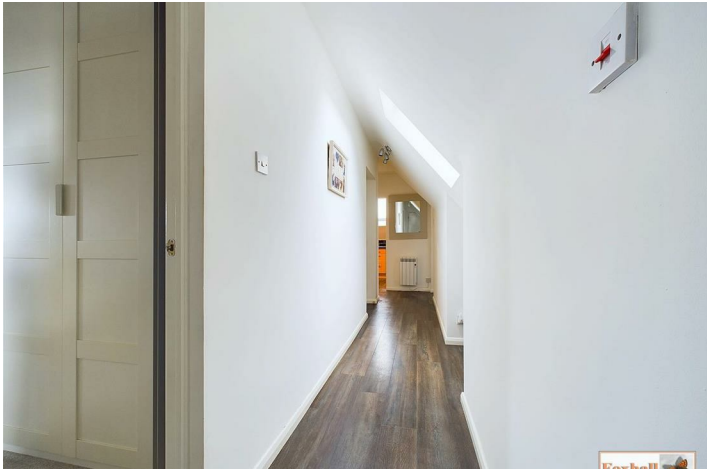
999 Year Lease

975 Years left

Ground rent £125.00 PA

Service Charge £100.00 per month

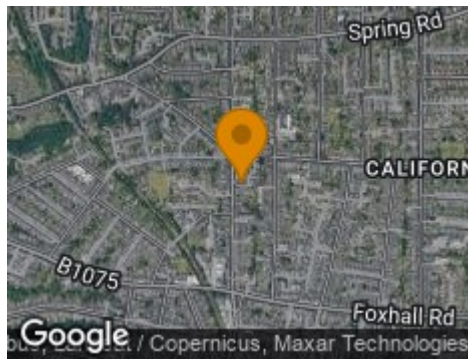




Road Map



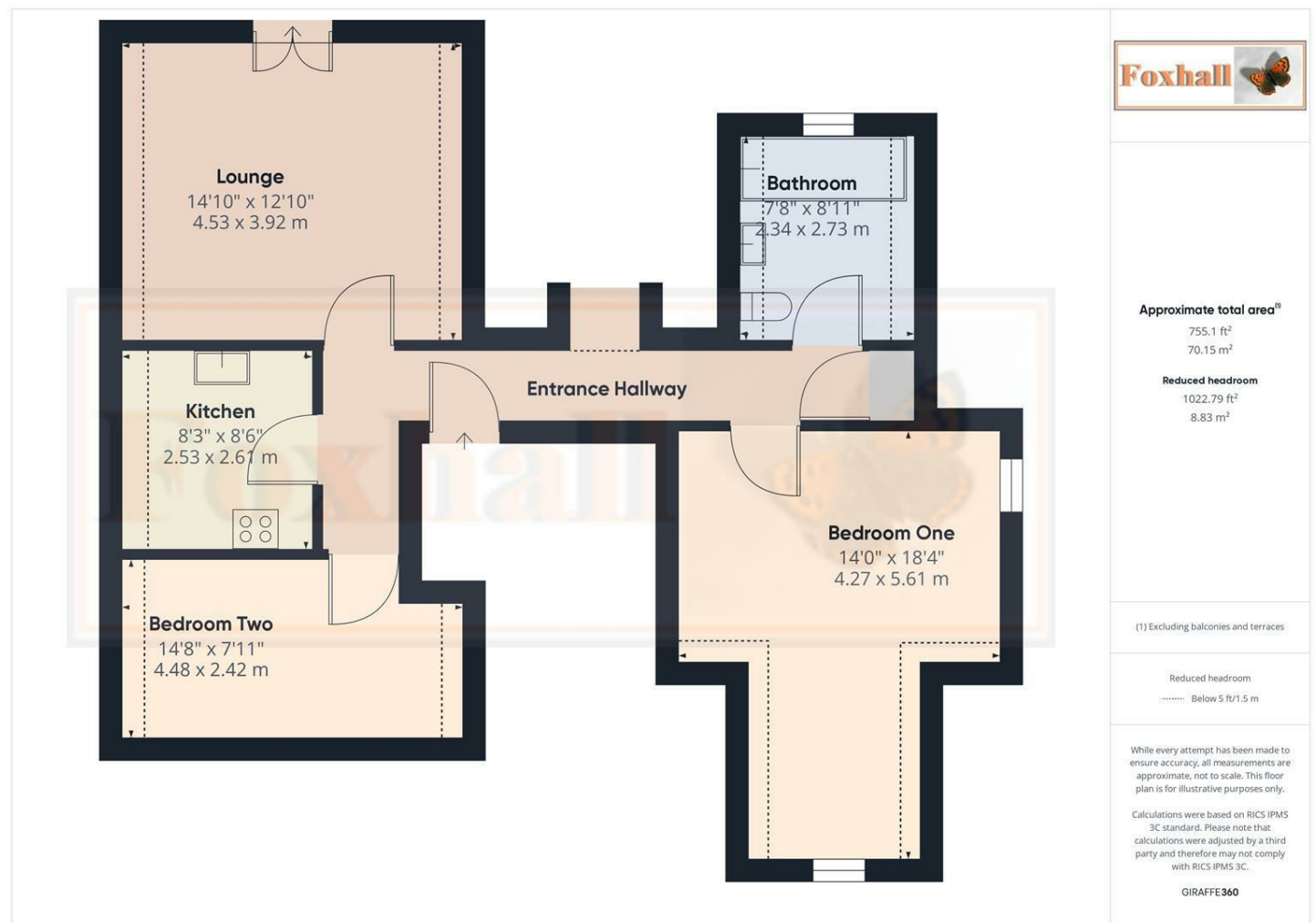
Hybrid Map



Terrain Map



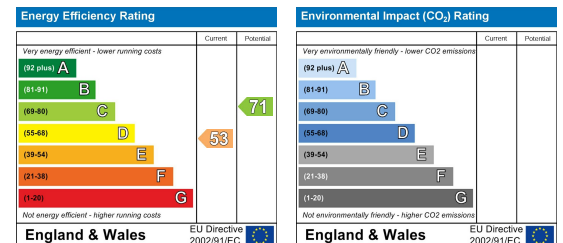
Floor Plan



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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