

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



Cavendish Street

East Ipswich, IP3 8BQ

Offers over £175,000



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Front Garden

Enclosed via a low height brick wall, pathway to the front door, entry via a iron railed gate.

Entrance Hall

Entry via double glazed obscure door to the front with a stained glass feature, double glazed obscure window above, high picture rails and a door to the lounge / diner.

Lounge / Diner

11'3" x 9'4" - 11'0" x 12'9" (3.43 x 2.86 - 3.37 x 3.90)

Double glazed window facing the front, double glazed French style doors facing the rear with a double glazed window above, access to the stairs, door to the kitchen, coving, feature unused fireplace which is a lovely feature with a tiled surround and wooden mantel, mid-height dado rails, half carpet and half lino flooring, two radiators.

Kitchen

10'11" x 7'4" (3.33 x 2.25)

Two double glazed windows facing the side, fully tiled walls, wall and base fitted units with cupboards and drawers, space for a fridge freezer, wall mounted Potterton combination boiler installed in 2012 and regularly serviced since, built in double electric oven and built in electric grill, integrated electric hob with a cooker hood above, ceramic large single sink bowl and drainer unit with a mixer tap and access to the rear lobby and tiled flooring.

Rear Lobby

Door to the ground floor wet room and access to the utility space.

Utility Space

Worksurface, single glazed obscure window to the side,

plumbing for a washing machine and space for a tumble dryer.

Ground Floor Wet Room

5'11" x 6'10" (1.82 x 2.09)

Double glazed obscure window to rear, fully tiled walls, extractor fan, radiator, wet room style flooring (non slip) with a drainage system, low flush W.C, electric shower with a shower curtain and a wall mounted wash hand basin with hot and cold taps.

First Floor Landing

Doors to bedrooms one, two and three, access to the loft, the loft has a light but currently does not work, no ladder and it is not boarded), double glazed obscure window to the side.

Bedroom One

10'11" x 11'8" (3.34 x 3.58)

Mid-height dado rail, two double glazed windows facing the front, radiator, laminate flooring and a feature fireplace.

Bedroom Two

10'10" x 9'6" (3.31 x 2.92)

Double glazed window facing the rear, radiator and fitted wardrobes.

Bedroom Three

8'1" x 7'4" (2.47 x 2.25)

Double glazed window facing the rear, laminate flooring.

Rear Garden

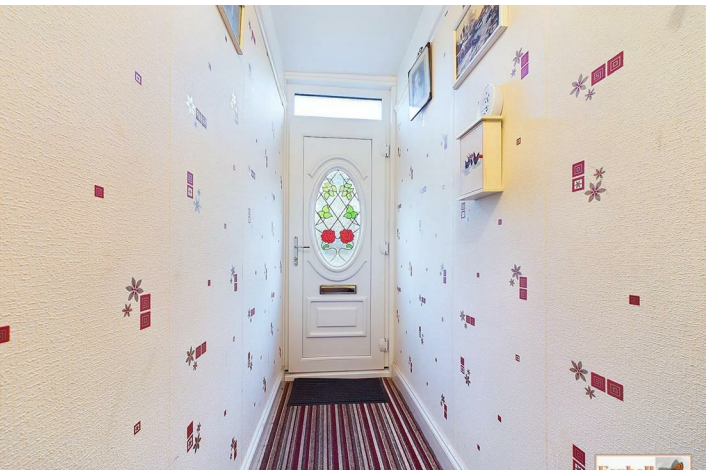
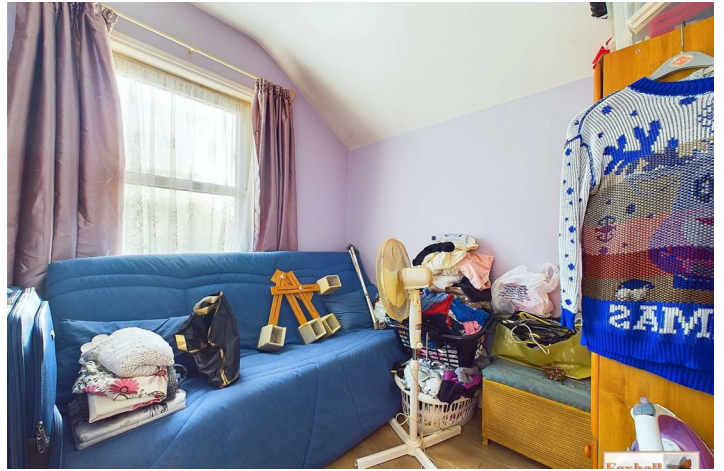
Fully enclosed south westerly facing rear garden with two sheds, two patio areas one raised with flowerbed borders, laid to lawn, an outside tap and a gate to the side leading to a passageway leading to the front of the property.

Agents Note

Tenure - Freehold

Council Tax Band - B





Road Map



Hybrid Map



Terrain Map



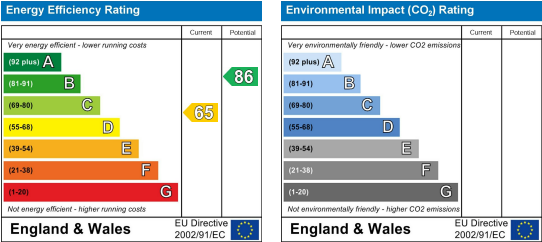
Floor Plan



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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