

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



Padbrook Court, Cavendish Street

Ipswich, IP3 8AZ

Offers over £260,000



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Front of the Property

Access into the court is via Cavendish Street, into the car park you have two numbered allocated parking spaces which gives you access straight to the front door.

Entrance Hallway

Entry via a double glazed uPVC door with obscure windows, spotlights, hardwood flooring, radiator, access to the stores, understairs cupboard, doors to the cloakroom / W.C., kitchen / breakfast room and the lounge / diner.

Cloakroom / W.C

An obscure double glazed window facing the front, extractor fan, low flush W.C., wall mounted wash hand basin with hot and cold taps and a radiator.

Lounge / Diner

12'4" x 17'0" (3.76 x 5.20)

Double glazed window facing the rear and double glazed French style doors going out into the rear garden with shutters covering across all windows and doors, spotlights, hardwood flooring, plenty of space for dining and seating and a radiator.

Kitchen / Breakfast Room

17'5" x 10'0" (5.32 x 3.06)

Double glazed window facing the front, spotlights, wall and base fitted units with cupboards and drawers, wall mounted Baxi combi boiler which was installed in 2023 and has had a service, plumbing for a washing machine, space for a tumble dryer, plumbing for a slimline dishwasher, double Belling range oven with cooker hood above, space for a large fridge freezer, wine shelving x 2, breakfast bar area which seats three, a radiator, single sink bowl and drainer unit, plenty of storage, hardwood flooring, tiled splashback, wide worksurfaces.

First Floor Landing

Access to the loft which has a light, drop down ladder and is half boarded, spotlights and doors to.

Bedroom One

12'5" x 9'2" (3.80 x 2.80)

Double glazed window facing the rear with shutters, radiator.

Bedroom Two

11'1" x 9'0" (3.40 x 2.76)

Double glazed window facing the front with shutters and a radiator.

Bedroom Three

9'1" x 7'3" (2.79 x 2.22)

Double glazed window facing the rear with shutters and a radiator.

Bedroom Four

7'11" x 7'3" (2.42 x 2.21)

Double glazed window facing the front with shutters and a radiator.

Bathroom

A very well presented four piece bathroom with a step in shower cubicle with splashback boarding and a waterfall shower, vinyl flooring, vanity unit with built in shelving with storage space with sink, low flush W.C. and a wash hand basin with a mixer tap, panel bath with a mixer tap and shower attachment, tiled splashbacks, shaver point, extractor fan, spotlights, feature heated towel rail and radiator in one.

Rear Garden

Fully enclosed south westerly facing rear garden with a rear gate to the public passageway.

The garden comprises of a shed, patio area with a pathway.

Agents Note

Tenure - Freehold

Council Tax Band - B







Road Map



Hybrid Map



Terrain Map



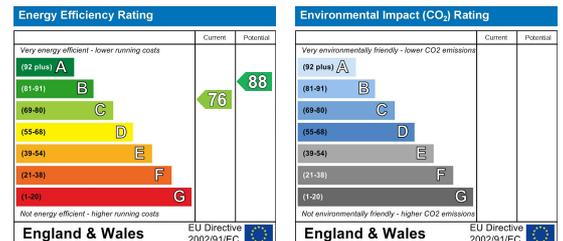
Floor Plan



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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.