Cauldwell Hall Road, Ipswich,

£190,000

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CHAIN FREE: An opportunity to acquire this period style end terrace two bedroom two reception house with generous garden and off road parking, located in this popular east Ipswich area close to popular schools local shops and amenities.

- **PERIOD ESTABLISHED PROPERTY**
- **TWO BEDROOMS**
- **TWO RECEPTION ROOMS**
- **15'9 FT KITCHEN**
- **GROUND FLOOR CLOAKROOM**
- **DOUBLE GLAZING**
- **GAS TO RADIATOR HEATING**
- **OFF ROAD PARKING**
- **GENEROUS GARDEN**
- **EAST IPSWICH (IP4)**

PROPERTY:
CHAIN FREE: A great opportunity to acquire this established period end terrace property located in this convenient east Ipswich location close to local amenities and the all important catchment areas for Rosehill primary school and Clifford road whilst being in the Copleston secondary school catchment area (subject to availability). The property itself is offered with no onward chain with the accommodation comprising:- living room, dining room/second reception, kithcen and ground floor cloakroom. The first floor has two bedrooms and a bathroom. Outside the property has a generous rear garden extending to about 110ft and to the front offers off road parking.

Council Tax : Band A
Ipswich

LOCATION:
The property in conveniently situated in a popular part of East Ipswich (IP4), within walking distance of Clifford Road Primary School, Britannia Primary School and Copleston High School, with popular bus routes within walking distance as well as supermarkets, shops, restaurants and amenities including Ipswich town centre and waterfront. Ipswich hospital is also accessible as well as access to the A14 just a short drive away.

LIVING ROOM
11'10 x 10'2 (3.61m x 3.10m)
Double glazed entrance door to :- double glazed window to front elevation and radiator.

INNER HALLWAY:
Staircase to first floor landing and access to :-

DINING ROOM/RECEPTION:
11'10 x 10'2 (3.61m x 3.10m)
Double glazed window to rear elevation, storage cupboard understairs with wall mounted gas boiler and wood laminate flooring.

KITCHEN:
15'9 x 6'10 (4.80m x 2.08m)
Double glazed window to side elevation, glazed door to garden, stainless steel sink unit with cupboards under, space for slimline dishwasher, space for washing machine, floor standing cupboards and drawers with work tops, radiator, space for fridge, space for cooker and tiled floor.
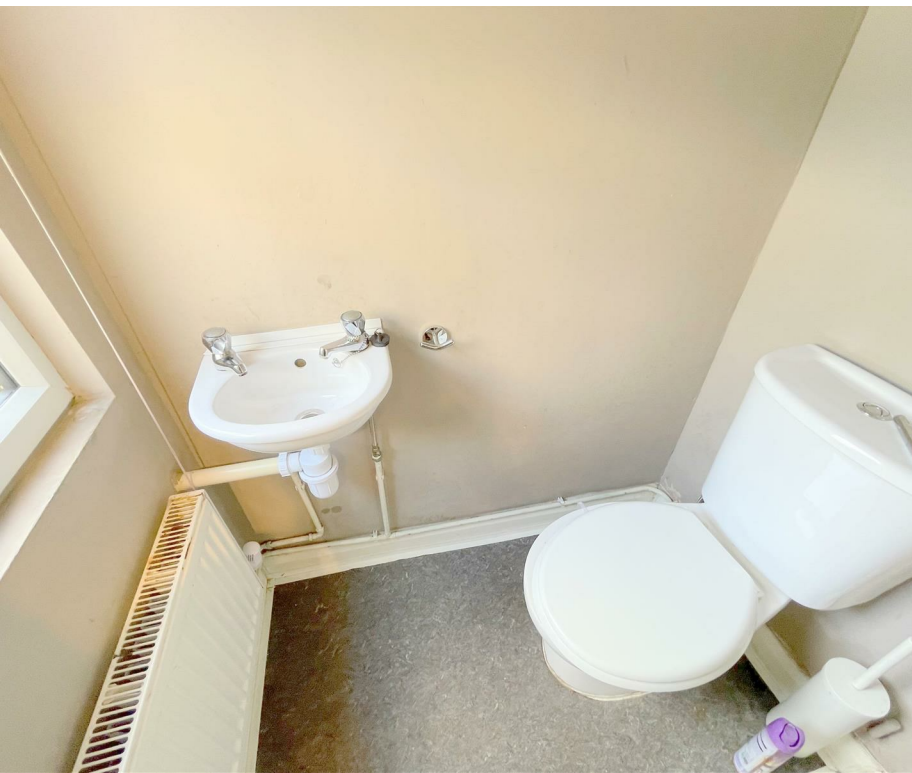
CLOAKROOM:
4'5 x 2'7 (1.35m x 0.79m)
Double glazed frosted window to side elevation, radiator, wash hand basin and low level WC.

LANDING:
Access to both bedrooms and bathroom.

BEDROOM ONE:
11'10 x 10'2 (3.61m x 3.10m)
Double glazed window to rear elevation and radiator, access to:-

BATHROOM:
9'0 x 7'0 (2.74m x 2.13m)
Double glazed frosted window to rear elevation, radiator, pedestal wash hand basin, low level WC, panel bath and built in airing cupboard.

BEDROOM TWO:
11'10 x 10'2 (3.61m x 3.10m)
Double glazed window to front elevation and radiator.
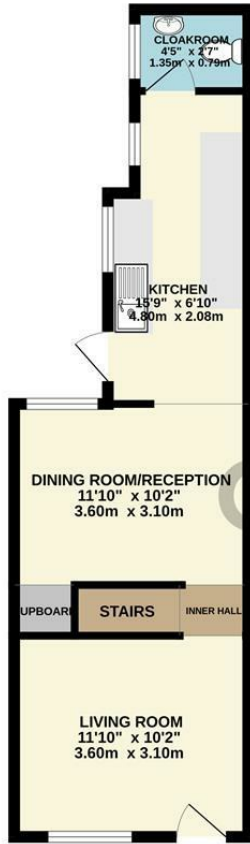
FRONT GARDEN:
Parking for two cars.

REAR GARDEN:
Generous in size extending to about 110ft, laid mainly to lawn, fenced, further rear area with vegetable plot area, timber shed and rear pedestrian access,
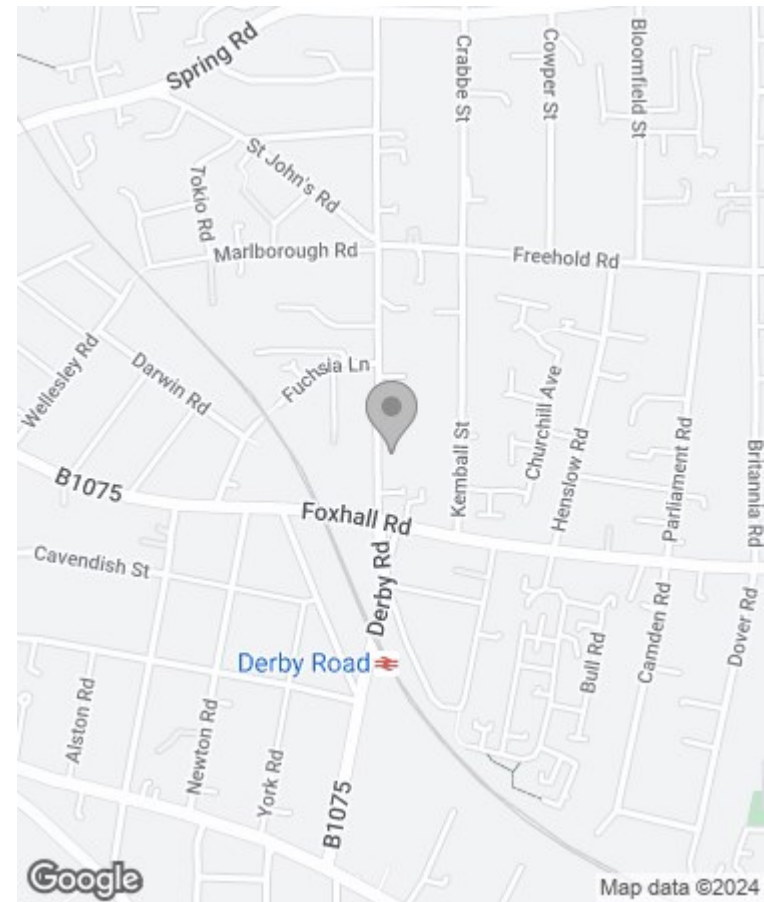
GROUND FLOOR
386 sq.ft. (35.8 sq.m.) approx.

1ST FLOOR
321 sq.ft. (29.8 sq.m.) approx.

CLOAKROOM
4'5" x 2'7"
1.35m x 0.79m

BATHROOM
9'0" x 7'0"
2.74m x 2.13m

KITCHEN
15'9" x 6'10"
4.80m x 2.08m

BEDROOM ONE
11'10" x 10'2"
3.60m x 3.10m

UPBOARD | STAIRS | LANDING

DINING ROOM/RECEPTION
11'10" x 10'2"
3.60m x 3.10m

BEDROOM TWO
11'10" x 10'2"
3.60m x 3.09m

UPBOARD | STAIRS | INNER HALL

LIVING ROOM
11'10" x 10'2"
3.60m x 3.10m

GRACE
ESTATE AGENTS

TOTAL FLOOR AREA : 707 sq.ft. (65.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact our Grace Estate Agents Office on 01473 747728
if you wish to arrange a viewing appointment for this property or require further information.

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.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales | EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales | EU Directive 2002/91/EC

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