



Not for marketing purposes INTERNAL USE ONLY

Cauldwell Hall Road
Ipswich



Property Description

Connells are pleased to offer this first floor maisonette located to the east side of Ipswich. The property is conveniently located for a range of local amenities with the accommodation comprising of two bedrooms, a large living room, kitchen, study area, family bathroom, upvc double glazed windows and the home has the added bonus of being offered with no onward chain.

The home is within easy reach of Ipswich hospital, has many local bus routes into Ipswich town centre, a range of restaurants and local shops in close walking proximity, is in the catchments area for primary and secondary schools and offers local walks in Greenland areas.

Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations.

It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

Kitchen

11' 9" max x 9' (3.58m max x 2.74m)

Accessed via upvc double glazed entrance door, radiator, wood effect flooring, space and plumbing for washing machine, wall mounted boiler, built-in oven, built-in hob with extractor hood over, tiled splashback's, smooth ceiling, 1 1/2 bowl sink with mixer tap inset into roll edge work surfaces with cupboards and drawers under and matching above and doors giving access to:

Inner Hall

Access to:

Study Area

7' 1" x 5' 5" (2.16m x 1.65m)
Smooth coved ceiling and radiator.

Living Room

18' Max x 11' 9" (5.49m Max x 3.58m)
Three upvc double glazed windows to side, upvc double glazed door giving access to balcony, smooth coved ceiling, two radiators and television point.

Bedroom One

12' 6" x 11' 10" (3.81m x 3.61m)
Upvc double glazed window to front, radiator and smooth coved ceiling with loft access

Bedroom Two

11' 10" x 6' 7" (3.61m x 2.01m)
Upvc double glazed window to side, radiator, smooth coved ceiling and inset spot lighting.

Bathroom

Upvc double glazed window to side, low-level w/c, shaped and paneled bath with mixer tap with independent shower over and shower screen, part tiled walls, smooth ceiling with inset spotlighting , vanity wash hand basin with mixer tap, vinyl flooring and chrome heated towel rail.





Total floor area 68.2 m² (734 sq.ft.) approx

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Connells



To view this property please contact Connells on

T 01473 233 966
E ipswich@connells.co.uk

6 Princes Street
IPSWICH IP1 1QT

EPC Rating: E Council Tax
Band: A

Service Charge: 690.00 Ground Rent:
Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 27 Nov 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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