



Cavendish Street, Ipswich, IP3 8BG

welcome to

Cavendish Street, Ipswich

This well-presented, semi-detached home benefits from three double bedrooms, an open plan lounge/diner, a good-sized kitchen/breakfast room, a ground floor bathroom and a fully South facing rear garden, in excess of 100ft.



Entrance Hall

13' 5" x 3' (4.09m x 0.91m)

Carpet flooring and one radiator.

Lounge/Diner

22' 7" x 12' 2" (6.88m x 3.71m)

Open plan room with double glazed windows to the front and rear, carpet flooring, two radiators and TV point.

Kitchen/Breakfast Room

17' 1" x 8' 9" (5.21m x 2.67m)

Beautiful kitchen with a range of eye and base level units in white with stone effect worktop surfaces, a large wraparound breakfast bar with ample space for stools, an integrated oven with ceramic hob and extractor hood, an integrated dishwasher, space for a washing machine and fridge/freezer, tiled flooring throughout, two radiators, double glazed window to the side and a door leading to the garden.

Ground Floor Bathroom

9' 2" x 7' 3" (2.79m x 2.21m)

Double glazed windows to the side and rear, wood effect flooring, low level WC, pedestal wash hand basin, a bath with shower attachment, one radiator and extractor fan.

First Floor Landing

Carpet flooring, one radiator and loft hatch.

Master Bedroom

14' 9" x 10' 9" (4.50m x 3.28m)

Dual aspect double glazed windows to the front, original floorboards and one radiator.

Bedroom Two

11' 3" x 9' 3" (3.43m x 2.82m)

Double glazed window to the rear, original floorboards and one radiator.

Bedroom Three

10' x 9' 1" (3.05m x 2.77m)

Double glazed window to the rear, carpet flooring and one radiator.

Outside:

Front Garden

A slate border, a path leading to the front door and a side access gate leading to the rear garden.

Rear Garden

Fully South facing rear, private rear garden, in excess of 100ft, benefiting from all day sunshine, a large patio seating area and a side access gate. This garden has been landscaped and includes three separate tiers, with lawned areas leading to the rear of the boundary.



view this property online williamhbbrown.co.uk/Property/IPS120130



welcome to

Cavendish Street, Ipswich

- Three double bedrooms
- Open plan lounge/diner
- Good-sized kitchen/breakfast room
- Ground floor bathroom
- Fully South facing rear garden, in excess of 100ft

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£230,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/IPS120130



Property Ref:
IPS120130 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01473 226101



Ipswich@williamhbrown.co.uk



16-18 Wolsey House, Princes Street, IPSWICH,
Suffolk, IP1 1QT



williamhbrown.co.uk