

# 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" (  $6.88m \times 3.71m$  ) 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 seperate tiers, with lawned areas leading to the rear of the boundary.





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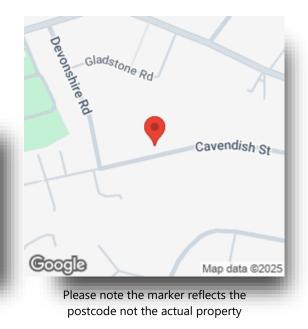
- Three double bedrooms
- Open plan lounge/diner
- Good-sized kitchen/breakfast room
- Ground floor bathroom
- Fully South facing rear garden, in excess of 100ft

Tenure: Freehold EPC Rating: D Council Tax Band: B

# £230,000







The Property Ombudsman

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