



Upper Cavendish Street, Ipswich, IP3 8BT

welcome to

Upper Cavendish Street, Ipswich

****GUIDE PRICE £225,000-£245,000**** This well-presented, three bedroom, semi-detached home benefits from a modern kitchen, a separate dining room, a ground floor bathroom, a large, relatively un-overlooked rear garden, a garage and off street parking.



Entrance Porch

4' 2" x 3' (1.27m x 0.91m)

Double glazed window to the side, tiled flooring and a door to the lounge.

Lounge

11' 2" x 9' 9" (3.40m x 2.97m)

Double glazed window to the front, carpet flooring, one radiator and TV point.

Dining Room

11' 3" x 10' 1" (3.43m x 3.07m)

Double glazed window to the rear, wood effect flooring, one radiator, an understairs storage cupboard and an opening leading to the staircase.

Kitchen

12' 8" x 5' 9" (3.86m x 1.75m)

Eye and base level units in high gloss grey with grey stone effect worktop surfaces, a white tiled splashback, a stainless steel sink plus drainer and chrome mixer tap, space for a fridge/freezer, cooker and washing machine, a fitted extractor hood, a door to the garden, two double glazed windows to the side and tiled flooring.

Ground Floor Bathroom

9' x 5' 4" (2.74m x 1.63m)

Low level WC, pedestal wash hand basin, white heated towel rail, a bath with shower attachment, extractor fan, part tiled walls, Victorian style tiled effect flooring and double glazed window to the rear.

First Floor Landing

Master Bedroom

11' 2" x 10' 1" (3.40m x 3.07m)

Double glazed window to the front, wood effect flooring, one radiator and a cupboard over the stairs.

Bedroom Two

11' 3" x 10' 2" (3.43m x 3.10m)

Double glazed window to the rear, wood effect flooring, one radiator and a door leading to bedroom three.

Bedroom Three

9' 1" x 6' (2.77m x 1.83m)

Double glazed window to the front, wood effect flooring, one radiator and a door to bedroom two. This spacious third bedroom is located off bedroom two.

Outside:

Front Garden

Partially walled with a side access, a hard standing driveway and access to the garage.

Garage

24' x 7' 3" (7.32m x 2.21m)

An up and over door, a door to the rear garden, a window to the rear, a wall mounted, gas fired boiler, light, power and storage in the rafters.

Rear Garden

South-East facing rear garden with a large, hard standing seating area, a lawned area with flower bed borders, a side gate, hedging and mature trees.



view this property online williamhbbrown.co.uk/Property/IPS120523



welcome to

Upper Cavendish Street, Ipswich

- Modern kitchen
- Ground floor bathroom
- Third bedroom located off the second
- Popular East Ipswich location
- Garage & off street parking

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£225,000 - £245,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/IPS120523



Property Ref:
IPS120523 - 0004

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