

**Upper Cavendish Street, Ipswich, IP3 8BT** 



## welcome to

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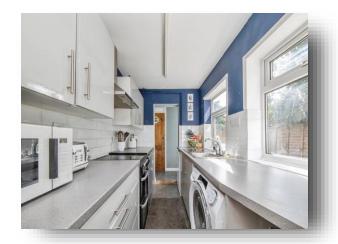
\*\*GUIDE PRICE £220,000-£230,000\*\* This well-presented, three bedroom, semi-detached home benefits from a modern kitchen, a seperate dining room, a ground floor bathroom, a large, relatively un-overlooked rear garden, a garage and off street parking.













#### **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.





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# **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

£220,000 - £230,000









Please note the marker reflects the postcode not the actual property

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