



Upper Cavendish Street, Ipswich, IP3 8BT

welcome to

Upper Cavendish Street, Ipswich

****GUIDE PRICE £220,000-£230,000**** 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.



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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

£220,000 - £230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS120523 - 0005

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