



Cauldwell Hall Road | | Ipswich | IP4 4QE

Offers In The Region Of

NICHOLAS
— ESTATES —

Cauldwell Hall Road |
Ipswich | IP4 4QE
Offers In The Region Of £210,000

No Onward Chain - Investment opportunity - Chance to purchase this freehold property with a ground floor commercial premises and a First floor 1 Bedroom Flat, Located on the east side of Ipswich. Potential income per annum of around £16,000

- Investment Opportunity
- No onward Chain
- East Ipswich
- Commercial Unit and 1 Bedroom Flat
- Flat has Gas Central Heating
- Double Glazing
- Annual return of around 16k

Kitchen

27'4"x23'6"x0'0" (30.48x26.21x0.00)

Double glazed window to rear, Built in Hob, Oven and Extractor, Space and plumbing for washing machine. Combi Boiler.

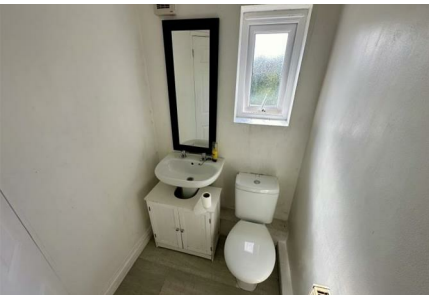
Bedroom

42'11"x34'5"x0'0" (47.85x38.40x0.00)

Double glazed window to rear, Radiator.



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Investment opportunity -
Chance to purchase this
freehold property with a
ground floor commercial
premises and a First floor 1
Bedroom Flat, Located on
the east side of Ipswich.
Potential income per annum
of around £16,000. The
commer



Living Room

46'2"x53'10"x0'0" (51.51x60.05x0.00)

Double glazed window to front, Radiator.

Outside

Small outside space at the rear.

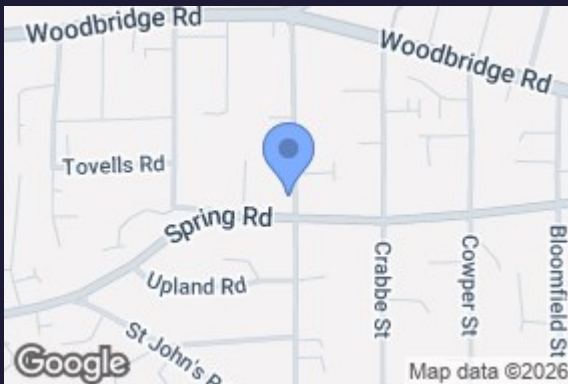
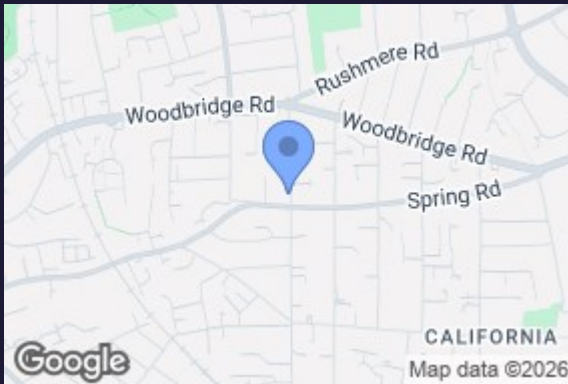
Shower Room

27'11"x14'6"x0'0" (31.09x16.15x0.00)

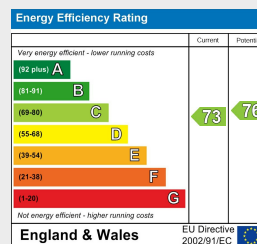
Double glazed window to rear, Shower, Wc, Wc, Wash
Basin

Entrance

Separate entrance into lobby with stairs to first floor,
Landing access to loft.



Council Tax Band A EPC Rating C



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