



121 Cauldwell Hall Road, Ipswich, Suffolk, IP4 5BS

Guide Price £100,000 Freehold

**ipswich & suffolk** estate agents  
Part of the Your Ipswich Group

# 121 Cauldwell Hall Road, Ipswich, Suffolk, IP4 5BS.

INVESTMENT ONLY - An ideal opportunity to purchase this freehold 1 bedroom maisonette located to the East of Ipswich within close proximity to local shops schools and bus service. Arranged over two floors comprising entrance sitting room, fitted kitchen, stairs to first floor leading to double bedroom and bathroom, further benefits include gas central heating and double glazing throughout. The property is currently let and the tenant would like to remain if possible. There is an option to purchase the neighbouring maisonette also.



## ENTRANCE

UPVC door into entrance with door to sitting room, kitchen and stairs to first floor.

## SITTING ROOM

11' 6" x 11' 6" (3.51m x 3.51m)

Vinyl floor covering, radiator, storage cupboard, double glazed window to front aspect.

## KITCHEN

11' 6" x 5' 8" (3.51m x 1.73m)

Modern fitted wall & base units with roll edge worktops, stainless steel sink & drainer with mixer tap, plumbing for washing machine, 4 ring gas hob with extractor over, electric oven, integrated fridge/freezer. double glazed window to side aspect.



## STAIRS

Carpeted stairs & landing, storage cupboard, loft hatch. door to bedroom & bathroom.

## BEDROOM

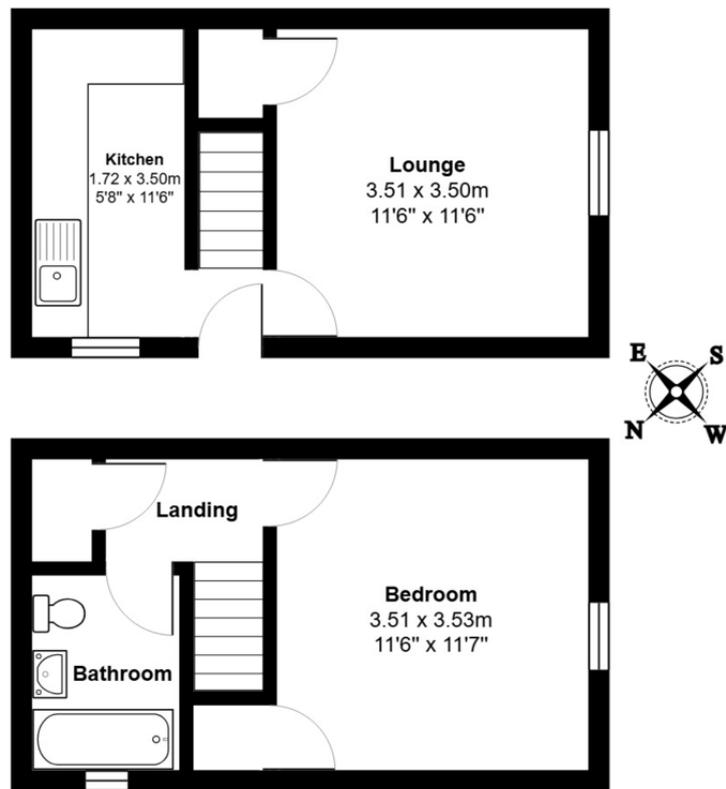
11' 7" x 11' 6" (3.53m x 3.51m)

Carpeted flooring, double glazed window to front aspect, radiator, airing cupboard housing gas boiler.

## BATHROOM

Low level WC, wash hand basin and bath with mixer shower attachment, chrome heated towel rail, vinyl flooring, extractor fan, double glazed window to side





Total Area: 44.1 m<sup>2</sup> ... 475 ft<sup>2</sup>

aspect.

statements of, or representations of, fact. Intending

### SERVICES

We understand all mains services are connected.

purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with the Digital

### COUNCIL

Ipswich Borough Council, Council Tax Band (A)  
£1,572.36p 2025-2026.

Markets, Competition and Consumer Act 2024 (DMCC), which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

### NEAREST SCHOOLS

St Johns CEVAP school & Copleston High school.

### DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

## AGENT'S STAMP DUTY NOTE

Please be advised that as of the 1st of April 2025, the government is changing the stamp duty and land tax structure on all residential purchases, which may affect the cost of stamp duty and land tax for your property purchase.

As of the 1st of April 2025, stamp duty and land tax will become due on all residential purchases of £125,000 or more. First time buyers will be required to pay stamp duty and land tax on all purchases of £300,000 or more.

If you are purchasing a second home, you will also be required to pay an additional 5% stamp duty and land tax.

## BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to:

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

### Energy performance certificate (EPC)

121 Caudwell Hall Road IPSWICH IP4 5BS	Energy rating <b>C</b>	Valid until: 28 January 2036
Property type: End-terrace house		Certificate number: 4108-7546-5002-1029-3006
Total floor area: 44 square metres		

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

#### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## VIEWING STRICTLY BY APPOINTMENT THROUGH YOUR IPSWICH LTD

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