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Cauldwell Hall Road

East Ipswich, IP4 5DB

Asking price £155,000

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Front Garden
Mostly enclosed by a mid height panel fence, the garden is mostly made up of a large flower bed border which houses a mixture of plants and shrubs. Down the right hand side of the property there is the shared access between this property and next door which leads to a gate into the rear garden.

Entrance Porch
Entry via a single glazed obscure door facing the front, radiator, tiled flooring, fitted storage cupboard and an internal door into the lounge / dining room.

Lounge / Dining Room
20'9" x 11'10" (6.32m x 3.61m)
Double glazed window facing the front, double glazed window facing the rear, two radiators, fitted storage which houses the gas and electric meters, door leading to the stairs and a door into the kitchen.

Kitchen
10'5" x 6'9" (3.18m x 2.06m)
Double glazed window facing the side, wall and base fitted units with cupboards and drawers, mid height dado rail, tiled flooring and tiled splash-back, understairs storage cupboard, space for an oven, stainless steel single sink bowl and drainer unit with a mixer tap over, space for a fridge, single glazed door to the side going out to the garden and access into the utility room.

Utility Room
6'4" x 3'5" (1.93m x 1.04m)
Double glazed window facing the side, worksurface with tiled splash-back, plumbing for a washing machine, radiator and tiled flooring.

Landing
Access to the loft and doors to bedrooms one, two and the bathroom.

Bedroom One
12'1" x 10'2" (3.68m x 3.10m)
Double glazed window facing the front, radiator and a fitted storage cupboard with built-in shelving.

Bedroom Two
10'4" x 10'3" (3.15m x 3.12m)
Double glazed window facing the rear and a radiator.

Bathroom
7'10" x 6'9" (2.39m x 2.06m)
Panel bath with hot and cold taps and an electric shower over with a glass bi-folding screen, pedestal hand wash basin with hot and cold taps, low-flush W.C., double glazed obscure window facing the rear, heated towel rail, laminate flooring and an airing cupboard which houses the Ideal Classic boiler, please note that it is not a combi boiler and a water tank.

Rear Garden
Fully enclosed westerly facing rear garden, enclosed by panel fencing, mostly laid to lawn with a pathway leading to the bottom of the garden to a outside shed. There is also a outside stoarge cupboard with power and lighting, outside tap and a gate leading to a shared passage that the property shares with the neighbouring property No:180.

Agents Notes
Tenure - Freehold
Council Tax Band - A





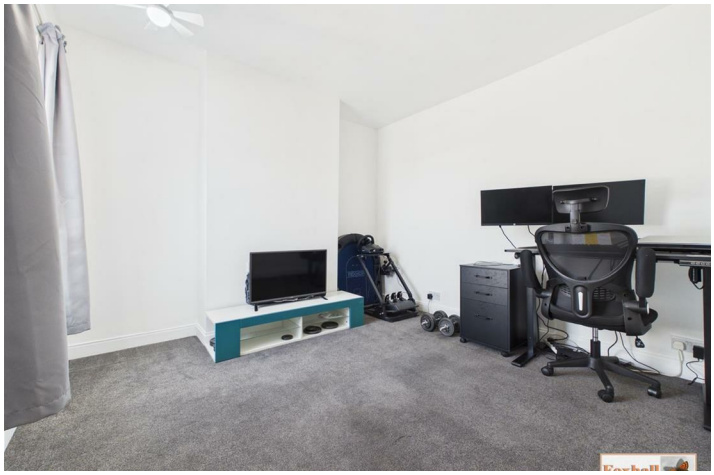


















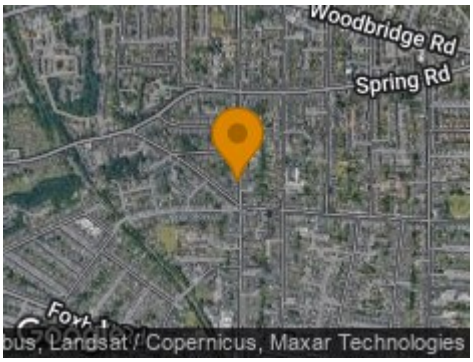




Road Map



Hybrid Map



Terrain Map



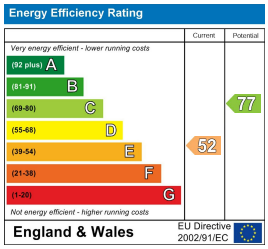
Floor Plan

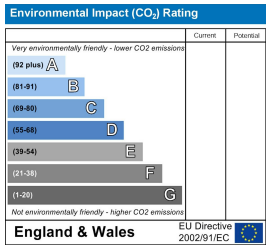


Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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