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£230,000

Guide Price

Cauldwell Hall Road, Ipswich



A deceptively spacious TWO DOUBLE BEDROOM Victorian home offering almost 1,000 sq. ft. of accommodation, a versatile basement level and the rare benefit of off-road parking to the rear, situated on the ever-popular Cauldwell Hall Road.

This attractive red-brick terrace provides far more accommodation than first meets the eye. The property enjoys two generous reception rooms, fitted kitchen, two well-proportioned double bedrooms and a substantial first-floor

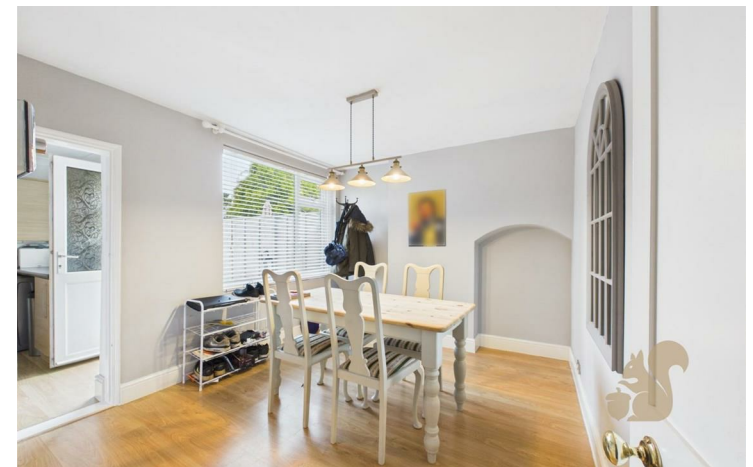
bathroom.

One of the standout features is the impressive basement level, offering a highly versatile space currently used as a gym and storage area. Whether you're looking for a hobby room, home office, cinema room or simply valuable additional storage, this space provides endless potential.

Outside, the property continues to impress with a

low-maintenance rear garden designed for entertaining, featuring a decked seating area beneath a timber pergola, extensive patio space and a useful storage shed. Beyond the garden is a private parking space, an increasingly sought-after feature for homes in this location.

Positioned within easy reach of Ipswich town centre, the Waterfront, local amenities and transport links, this home offers an excellent opportunity for first-time buyers, professionals and investors alike.











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Local Authority:

Tenure:
Freehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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