

Cauldwell Hall Road | | Ipswich | IP4 4QE

Offers In The Region Of £210,000

NICHOLAS
ESTATES

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

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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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

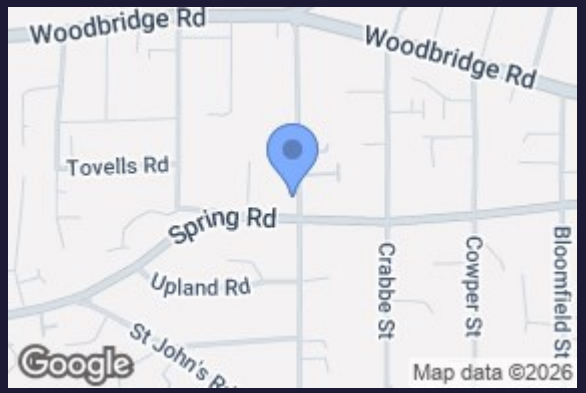
27'11"x14'6"x0'0" (31.09x16.15x0.00)

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

Entrance

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



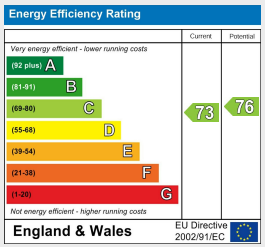






Council Tax Band **A**

EPC Rating **C**



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