

Foxhall



Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

Unit 4, Ropes Drive
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

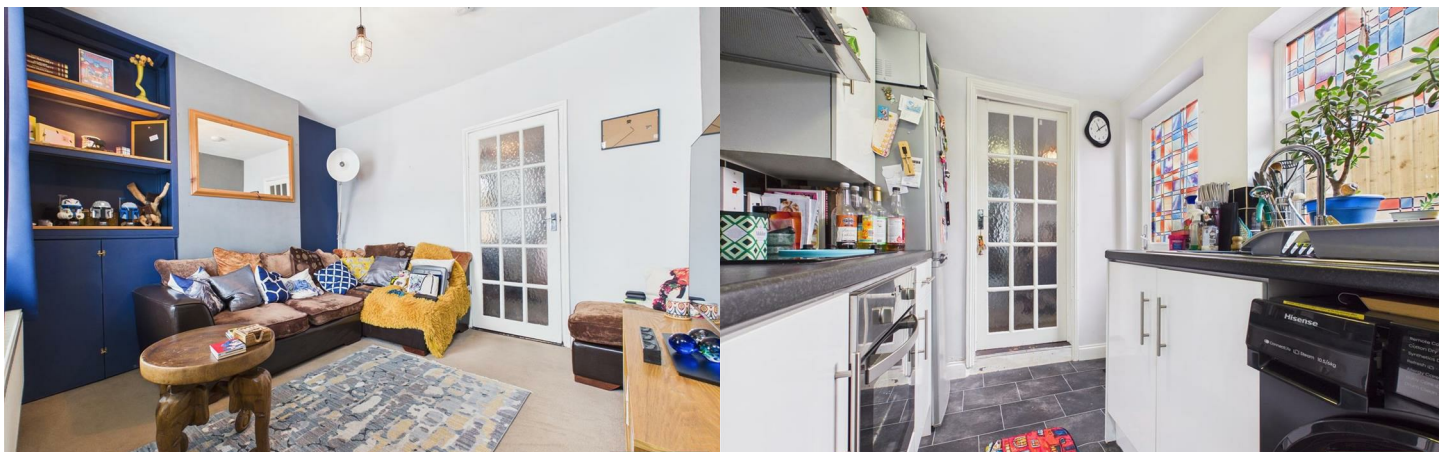
www.foxhallestateagents.co.uk



Cauldwell Hall Road

East Ipswich, IP4 5AQ

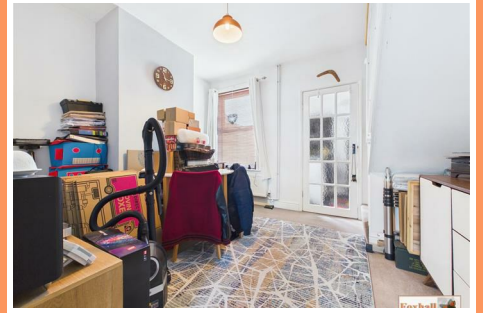
Price £160,000



Cauldwell Hall Road

East Ipswich, IP4 5AQ

Price £160,000



Front Garden

Enclosed by mid height brick wall with iron gate, low maintenance with concrete path to front door.

Lounge

11'5" x 10'1" (3.48m x 3.07m)

Entry via a double glazed obscure door facing the front with a double glazed window facing the front, radiator, built-in shelving and storage and a door into the dining room.

Dining Room

11'4" x 10'9" (3.45m x 3.28m)

Double glazed widow facing the rear, radiator, access to the stairs and a door through to the kitchen.

Kitchen

7'10" x 6'6" (2.39m x 1.98m)

Double glazed UPVC door facing the side going out into the garden, double glazed window facing the side, wall and base fitted units with cupboards and drawers, built-in electric oven with a electric hob and cooker hood above, plumbing for a washing machine, stainless steel single sink bowl and drainer unit with a mixer tap above, space for a fridge freezer, splashback tiling, lino flooring and the access into the rear lobby.

Rear Lobby

Cupboard which houses the Baxi combi boiler, lino flooring and a door to the ground floor bathroom.

Bathroom

6'1" x 5'8" (1.85m x 1.73m)

Double glazed obscure window facing the side, extractor fan, stainless steel heated towel rail, vanity unit which houses a wash hand basin with a mixer tap above, low-flush W.C., storage cupboard space, panel bath with a mixer tap and a shower attachment over with a glass wing screen, lino flooring and tiled splash-back.

Landing

Access to the loft and doors to bedroom one and two.

Bedroom One

11'5" x 10'2" (3.48m x 3.10m)

Double glazed window facing the front and a radiator.

Bedroom Two

10'10" x 8'8" (3.30m x 2.64m)

Double glazed window facing the rear and a radiator.

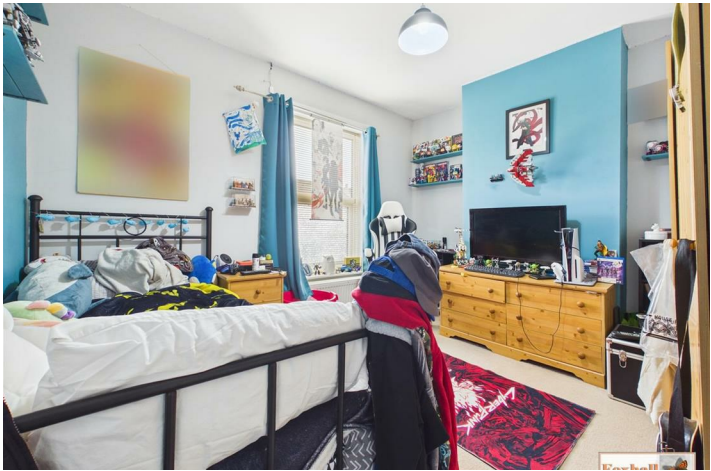
Rear Garden

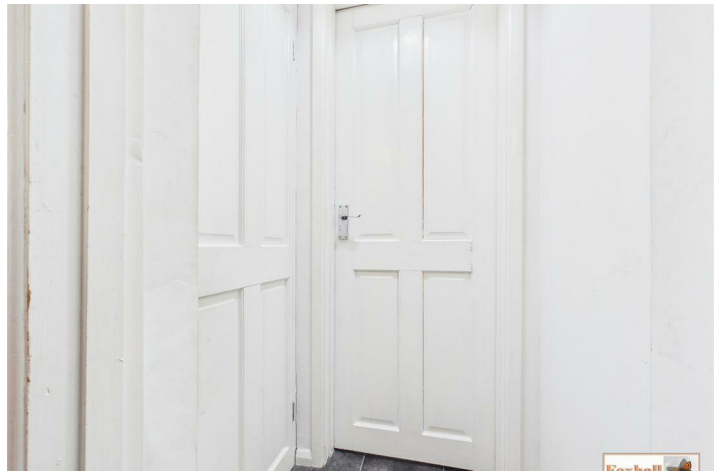
Fully enclosed via wood panel fencing and mid height brick wall, pathway, small courtyard style garden mainly made up of patio slabs and a rear gate to a passageway.

Agents Notes

Tenure - Freehold

Council Tax Band - A





Road Map



Hybrid Map



Terrain Map



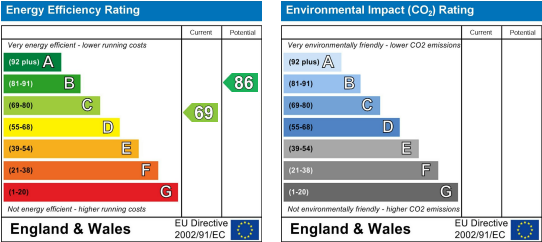
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.