



Caithness Close, Ipswich IP4 3ET



welcome to

Caithness Close, Ipswich

****THREE BEDROOMS SEMI DETACHED HOUSE **NORTH EAST IPSWICH **PORCH **KITCHEN/DINER **UTILITY AREA **LOUNGE **THREE BEDROOMS
FIRST FLOOR BATHROOM **GOOD SIZE REAR GARDEN



We are pleased to offer this three-bedroom semi-detached house, ideally situated in the heart of North East Ipswich.

The property is within walking distance of Northgate High School and Sidegate Primary School, with convenient bus routes in and out of the town centre and easy access to the A12 and A14.

Occupying a good-sized plot, the home benefits from a well-maintained, low-maintenance rear garden. The accommodation comprises a kitchen/diner, lounge, three bedrooms, and a family bathroom on the first floor.

The property offers flexible living space suitable for a variety of family needs and would also appeal to investors or buyers looking to extend further, subject to the necessary planning permissions.

Viewing is highly recommended.

Entrance Door Into-

Porch

Hallway

Lounge

14' 1" x 12' 11" (4.29m x 3.94m)

Kitchen

14' 1" x 10' 4" (4.29m x 3.15m)

Utility

Landing

Bedroom One

12' 11" x 11' (3.94m x 3.35m)

Bedroom Two

11' 1" x 9' 2" (3.38m x 2.79m)

Bedroom Three

8' 11" x 7' 9" (2.72m x 2.36m)

Bathroom

Outside

Front Garden

Rear Garden



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Caithness Close, Ipswich

- NORTHGATE SCHOOL CATCHMENT
- SEMI DETACHED HOUSE
- KITCHEN/DINER
- LOUNGE
- THREE BEDROOMS

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers in excess of

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPW103919 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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