

Foxhall



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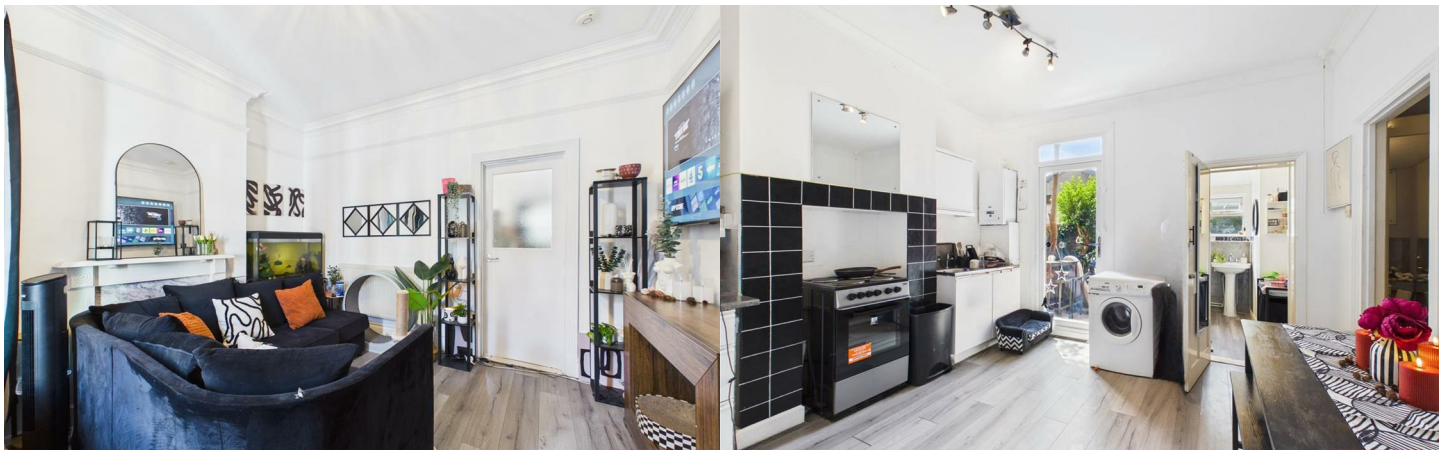
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Flat 2, 328 Cauldwell Hall Road

East Ipswich, IP4 5AQ

Guide price £90,000



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Communal Areas

Front garden has a low brick wall and grass with pathway leading to the front door. Open porchway and interior lobby which has the front doors to all three properties once inside.

Kitchen / Diner

12'0" x 11'9" (3.66m x 3.58m)

Stainless steel sink bowl drainer unit with hot and cold taps, wall mounted Baxi combination boiler regularly serviced, freestanding electric oven, comprising of wall and base units with cupboards and drawers under, work surfaces over, space for a full height fridge / freezer, washing machine and a washer dryer, radiator, laminate flooring, door to bathroom, door to rear lobby, coving, directional lights, UPVC and glass pedestrian door out to the garden with a double glazed obscure window above.

Bedroom / Lounge

12'9" x 12'1" (3.89m x 3.68m)

Laminate flooring, double glazed window to the front, radiator, feature with marble back and a wooden surround, picture rails, attractive coving, laminate flooring and an aerial point.

Bathroom

6'4" x 4'5" (1.93m x 1.35m)

Panelled bath with hot and cold taps over and handheld shower, pedestal wash hand basin, splash-back tiling, laminate flooring, obscure double glazed window to the rear and a radiator.

Lobby

4'0" x 2'7" (1.22m x 0.79m)

Laminate flooring, door to the toilet and door to the cellar.

Separate W.C.

4'0" x 2'8" (1.22m x 0.81m)

Low flush W.C., laminate flooring, splash-back tiling and a light.

Cellar

11'6" x 8'3" (3.51m x 2.51m)

Has a strip light.

Rear Garden

15'11" x 15'3" (4.863m x 4.662m)

Lovely patio area, fully enclosed with a raised brick area for planting with PIR lighting and suitable for alfresco dining.

Agents Notes

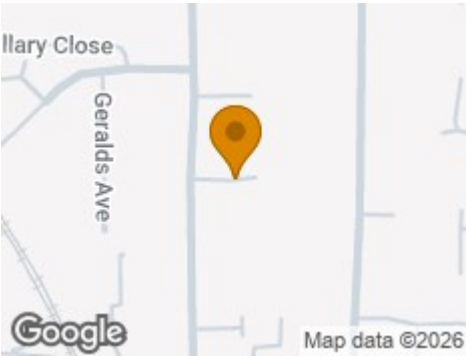
Tenure - Leasehold with Share of Freehold (Freehold split between 3 properties)

Council Tax Band - A





Road Map



Hybrid Map



Terrain Map



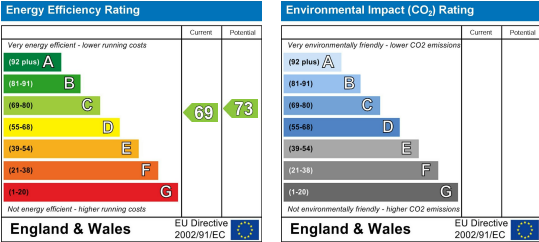
Floor Plan



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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