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 5AH

Offers in excess of £210,000

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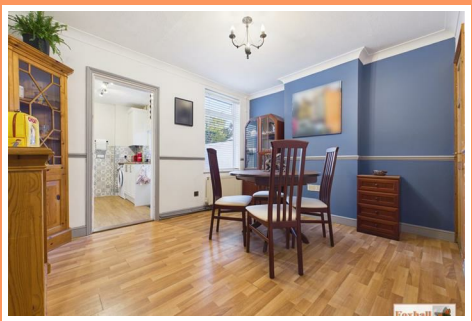


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Front Garden
Laid to block paving providing off road parking for two vehicles, there is a front aspect UPVC door into the lounge and side access to the rear garden.

Lounge
11'8" x 10'1" (3.58 x 3.09)
Front aspect double glazed window, radiator and carpeted flooring.

Dining Room
11'9" x 10'2" (3.6 x 3.1)
Rear aspect double glazed window, two understairs storage cupboards, radiator and laminate flooring.

Kitchen
9'8" x 6'11" (2.96 x 2.12)
Base and eye level units with wood worktops and tiled splashbacks, integrated electric oven and hob with extractor over, integrated fridge/freezer, integrated sink and drainer, space for a washing machine. Side aspect door to the garden, side aspect double glazed window, radiator and laminate flooring.

Bathroom
8'3" x 6'11" (2.52 x 2.13)
Panel bath with hot and cold taps, shower riser and handheld attachment. Low level W.C., pedestal hand wash basin, radiator, side aspect frosted double glazed window. Half tiled walls and tiled flooring.

Bedroom One
11'8" x 10'4" (3.56 x 3.16)
Rear aspect double glazed window, wood panelling, radiator, carpeted flooring and a rear aspect door to bedroom three (currently used as a dressing room).

Bedroom Two
11'8" x 10'2" (3.58 x 3.11)
Front aspect double glazed window, wood panelling, over stairs storage cupboard, radiator and wood flooring.

Bedroom Three
9'0" x 6'10" (2.75 x 2.10)
Rear aspect double glazed window, radiator and carpeted flooring.

Rear Garden
Circa 120ft in length the rear garden is enclosed to low level fencing and mainly laid to lawn. There is a block paved patio area, a wooden storage shed and gated access to the front of the property.

Agents Notes
Tenure - Freehold
Council Tax Band - A
Please note 333 has access through the rear garden to their garden.



























Road Map



Hybrid Map



Terrain Map



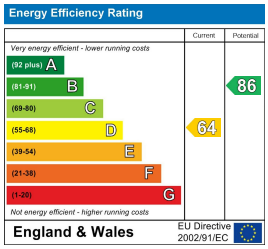
Floor Plan

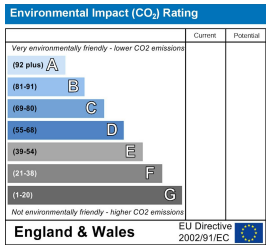


Viewing

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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