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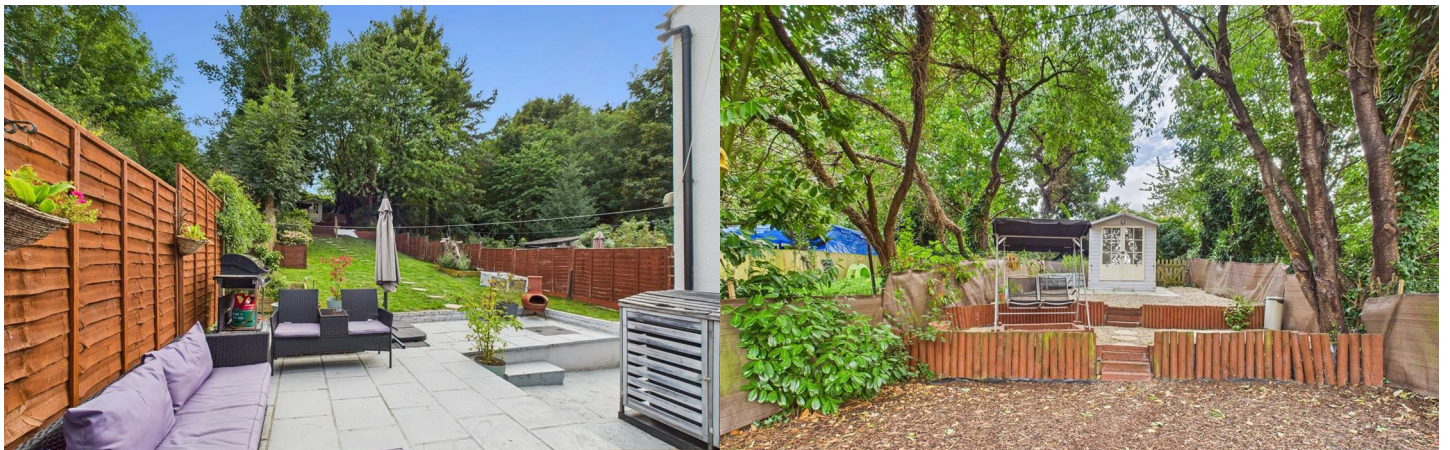
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284 Cavendish Street

East Ipswich, IP3 8BQ

Guide price £230,000



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Cavendish Street

IMMACULATLY PRESENTED THREE BEDROOM END TERRACE HOUSE - TWO OFF ROAD PARKING SPACES AND ATTACHED GARAGE - SUPERB LARGE SOUTH FACING REAR GARDEN WITH NEW LAWN - TRIPLE GLAZING AND GAS HEATING VIA RADIATORS - HIGHLY REGARDED COPLESTON HIGH SCHOOL CATCHMENT, SUBJECT TO AVAILABILITY - REASONABLE WALKING DISTANCE TO THE WATERFRONT, TOWN CENTRE AND AN EXCELLENT RANGE OF LOCAL AMENITIES - CELLAR 10'5" x 10'5" - MODERN BATHROOM SUITE - EARLY INTERNAL VIEWING RECOMMENDED - FREEHOLD COUNCIL TAX BAND B

Foxhall Estate Agents are delighted to offer this immaculately presented, updated, three bedroom end terrace house situated within the highly regarded Copleston high school catchment area, just a short walk to Ipswich waterfront, town centre and an excellent range of shops and amenities.

The property benefits from two off road parking spaces and an attached garage. Further benefits also include a superb, recently relaid, large south facing garden, triple glazed windows and gas heating via radiators.

The accommodation comprises: entrance hall, modern ground floor bathroom, lounge diner 21'1" x 10'5", modern kitchen and three nicely proportioned bedrooms to the first floor. There is also a cellar 10'5" x 10'5".

Front Garden

The front garden has been re-laid with a new driveway providing parking for two vehicles and access to the attached garage with up and over door with a personal door giving access to the rear garden.

Entrance Hall

Entrance door to entrance hall with side panel window to front, built-in storage cupboard and coved ceiling, door to lounge and door to:

Lounge/Diner

21'1" x 10'5" (6.43m x 3.18m)

Triple glazed window to the front, cupboard to recess, radiator, through to the dining area with triple glazed window to rear, wall mounted cupboards, stairs off and door to:

Kitchen

8'1" x 6'6" (2.46m x 1.98m)

Comprising: 1 1/2 bowl single drainer stainless steel sink unit with mixer tap, cupboard and space for appliance under, roll top work surface with cupboards under and eye level cupboards over, radiator, cupboard and drawers under stairs, triple glazed window to side, coved ceiling, dishwasher, fridge and oven, extractor hood, double glazed stable style door to outside.

Bathroom

5'5" x 5'6" (1.65m x 1.68m)

Panel bath with mixer shower attachment, wash hand basin with cupboards under, low-level W.C, shaver point, heated towel rail, obscured triple glazed window to rear.

Landing

Access to loft, which we understand from the vendor has been insulated, window over stairs, doors to:

Bedroom One

10'4 x 9'5 (3.15m x 2.87m)

Triple glazed window to front, radiator.

Bedroom Two

10'5 x 6'7 (3.18m x 2.01m)

Triple glazed window to rear, radiator, fitted wardrobe.

Bedroom Three

7'9 x 6'6 (2.36m x 1.98m)

Triple glazed window to rear and radiator.

Outside

The rear garden commences with a large patio area and access down to the cellar which is an excellent area for storage. The rear garden itself is enclosed by timber fencing, mainly laid to lawn, benefitting from some releveling and sloping gently upwards, there are flower borders to the sides, made from sleepers and steps up to barked areas overlooking the garden with a beautiful view. To the rear of the garden is a summer house and further area of astro turf behind.

Cellar

10'5 x 10'5 (3.18m x 3.18m)

Accessed from the rear of the property.

Garage

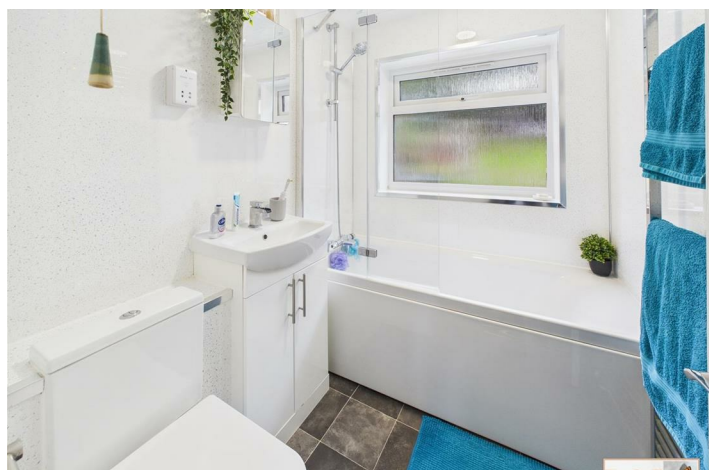
16'2 x 8'2 (4.93m x 2.49m)

The boiler is located within the garage, we understand from the vendor it has been regularly serviced.

Agents Notes

Tenure - Freehold

Council Tax Band - B







Road Map



Hybrid Map



Terrain Map



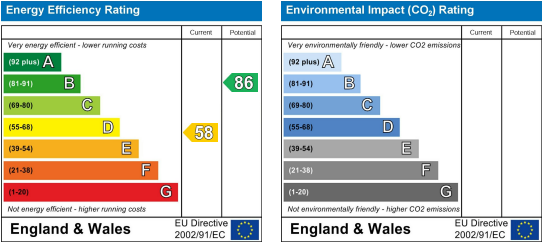
Floor Plan



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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