

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



Cavendish Street

East Ipswich, IP3 8BQ

Guide price £190,000



Cavendish Street

East Ipswich, IP3 8BQ

Guide price £190,000



Front Garden

Tiled pathway to the front door, low maintenance front garden, access to the rear garden via the shared alleyway and steps to the front door.

Lobby

2'10" x 2'7" (0.86m x 0.79m)

Original wooden flooring and doors to both the dining room and cellar.

Lounge

11'3" x 10'0" (3.43m x 3.05m)

Front door leading to straight in to the lounge, double glazed window facing the front, radiator, door to the lobby, feature fireplace and original floor boards.

Dining Room

11'10" x 11'4" (3.61m x 3.45m)

Wooden floor, radiator, glazed window to the rear, door to the kitchen and the stairs and feature Victorian fireplace with tiled hearth.

Kitchen

10'4" x 7'1" (3.15m x 2.16m)

Comprising of wall and base units with cupboards and drawers under, solid wooden work surfaces, Butler sink with a mixer tap, glazed window to the side, pedestrian door to the side leading to the rear garden, Karndean flooring and built-in wine rack. Space and plumbing for a washing machine and slimline dishwasher, freestanding electric oven with glass splash-back and extractor hood, space for full size fridge/freezer. Archway through to a larder/utility room with shelving, work surface and cupboard and a small glazed window to the side.

Larder / Utility Room

4'6" x 4'1" (1.37m x 1.24m)

Shelving, work surface and cupboard and small glazed window to the side.

Cellar

11'0" x 9'7" (3.35m x 2.92m)

Spotlights, window with grill to the outside, underfloor heating and power points.

Landing

Wooden flooring, loft hatch, and doors to bedroom one, two and the bathroom.

Bedroom One

13'0" x 9'11" (3.96m x 3.02m)

Wooden floors, double glazed window to the front, Victorian fireplace, radiator and storage cupboard.

Bedroom Two

11'11" x 9'8" (3.63m x 2.95m)

Glazed window to the rear, wooden flooring, Victorian fireplace, storage cupboard and heated towel rail.

Bathroom

10'5" x 7'0" (3.18m x 2.13m)

Glazed obscured window to the rear, low flush W.C., pedestal wash hand basin, panelled P shaped bath with a mixer tap and handheld shower attachment, solid shower screen, half tiled walls, tiled flooring, heated towel rail and an airing cupboard housing the combination wall mounted Worcester boiler and water tank.

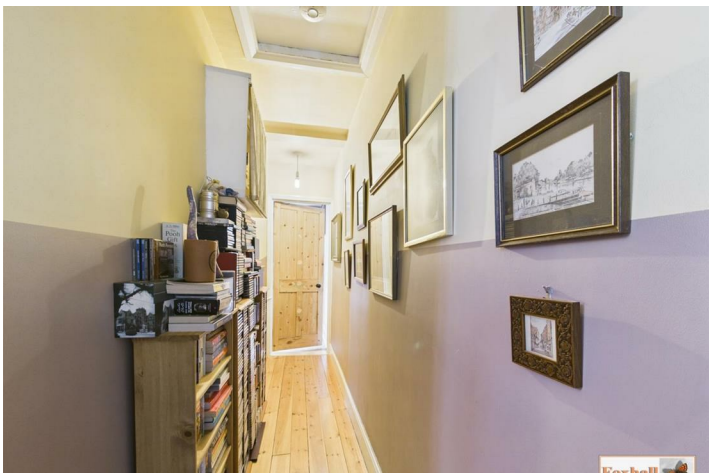
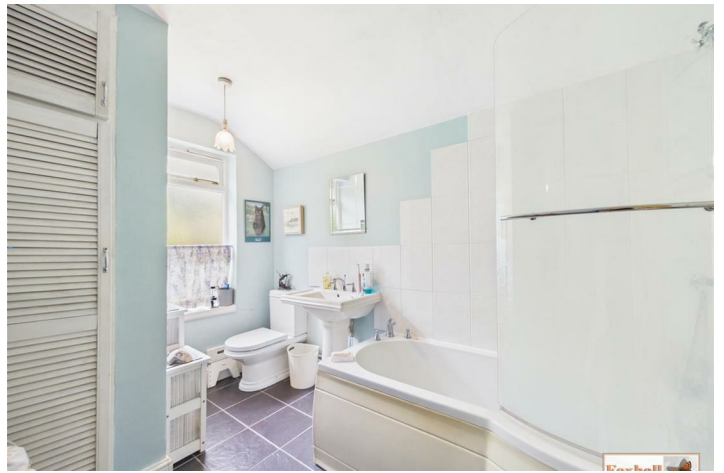
Rear Garden

Outside tap, pedestrian gate to the shared alleyway, small brick built outside store and a further larger brick built outside storage with pitched roof 8'5" x 7'6" both in need of some TLC but would provide quite a lot of additional storage. The garden has steps upwards and a path that reaches the end of the garden. It is currently overgrown and in need of some TLC however is a good size and great potential.

Agents Notes

Tenure - Freehold
Council Tax Band - A







A satellite map showing a residential area with a yellow location pin placed on a road labeled 'Fox Rd'. The map includes street names and a small red and white flag icon. The bottom of the image shows a Google Maps interface with the text 'Google Maps' and 'Data: Landsat / Copernicus, Maxar Technologies'.

Floor -1

Floor 0

Approximate total area⁽¹⁾

851 ft²
79 m²

Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Current	62	
Potential		79

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Current	62	
Potential		79

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.