



Cardigan Street, Ipswich, IP1 3PF

welcome to

Cardigan Street, Ipswich

This well-presented, mid-terraced home benefits from two large, double bedrooms, a cosy, bay fronted lounge, a seperate dining room, a ground floor cloakroom/utility, a 1st floor bathroom, a South facing, courtyard rear garden and permit parking. NO ONWARD CHAIN!!

Entrance Hall

24' 5" x 3' 3" (7.44m x 0.99m)

Large, characterful entrance hall with original floorboards, one radiator, a door to the cellar and an original staircase with balustrade.

Lounge

15' 1" max x 12' 1" (4.60m max x 3.68m)

Stunning bay fronted lounge with carpet flooring, one radiator, TV point, a fireplace and double glazed bay window to the front.

Dining Room

11' 5" x 10' 2" (3.48m x 3.10m)

A sash window to the rear, original floorboards, fitted cabinets and shelving and access to the hallway.

Cellar

11' 9" x 11' 2" (3.58m x 3.40m)

Double glazed window to the rear, tiled flooring, one radiator, spot lights and power sockets.

Kitchen

10' 3" x 8' 2" (3.12m x 2.49m)

Double glazed window to the side, blue stone effect flooring, eye and base level units in high gloss white with green worktop surfaces, one radiator, a white, ceramic one and a half bowl sink plus drainer and chrome mixer tap, tiled splashback and a cooker, fridge/freezer and washing machine to stay.

Utility Room/Cloakroom

7' 6" x 5' 5" (2.29m x 1.65m)

Low level WC, pedestal wash hand basin, a fitted worktop with space for a washing machine and tumble dryer, partially clad and partially clad walls, one radiator and double glazed window to the rear.

First Floor Landing

Carpet flooring, an airing cupboard and loft hatch.

Master Bedroom

14' 5" x 12' 1" (4.39m x 3.68m)

Large master suite, occupying the entire width of the property, with two sash windows to the front, carpet flooring, two radiators, wall hung lights and two double, fitted wardrobes with additional shelving.

Bedroom Two

11' 6" x 10' 2" max (3.51m x 3.10m max)

Sash window to the rear, carpet flooring, one radiator and a fitted wardrobe.

Bathroom

10' 3" x 8' (3.12m x 2.44m)

Double glazed window to the rear, a shower with glass enclosure, a bath, low level C, pedestal wash hand basin and one radiator.

Outside:

Front Garden

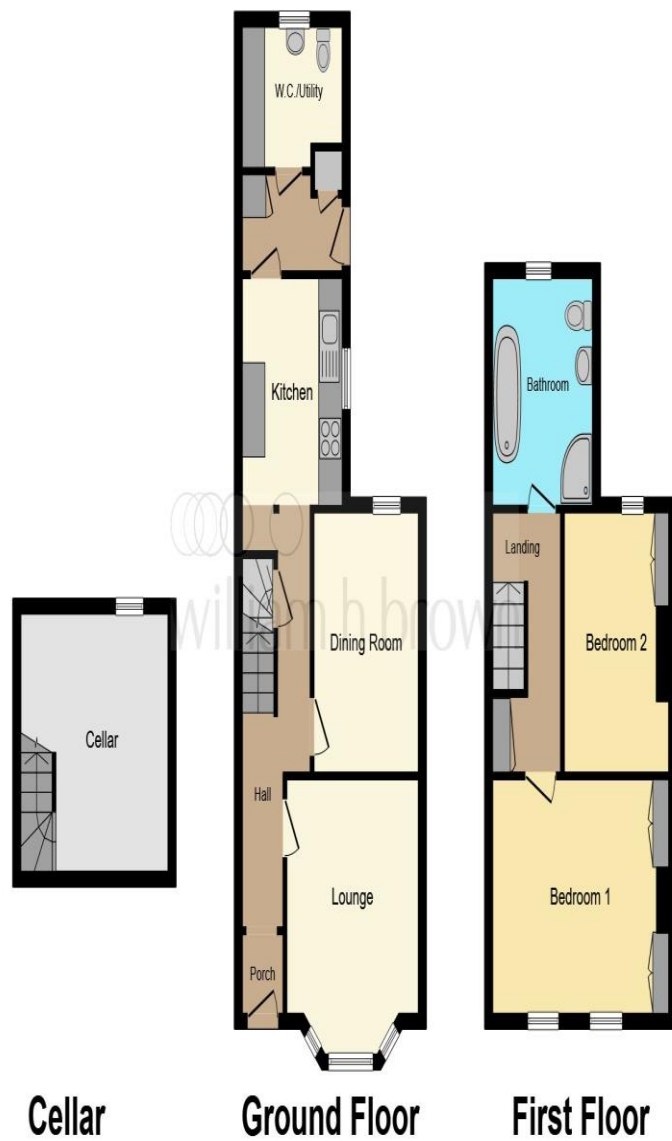
A walled border, a gate and a pathway leading to the front door.

Rear Garden

South facing, paved courtyard with hedging, a partially walled border and an outside tap.

Agents Note:

The sale of this property is subject to Grant of Probate. Please seek an update from the branch with regards to the potential timeframes involved.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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- No onward chain
- Two large, double bedrooms
- Cosy, bay fronted lounge & seperate dining room
- Ground floor cloakroom/utility & 1st floor bathroom
- South facing, courtyard rear garden

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

£225,000



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Property Ref:
IPS120637 - 0004

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