



**Cardigan Street, Ipswich, IP1 3PF**

**welcome to**

## **Cardigan Street, Ipswich**

This beautifully presented, mid-terraced home has been recently renovated and benefits from an open plan sitting/dining room, a newly fitted kitchen, three bedrooms, a modern first floor bathroom, permit parking and NO ONWARD CHAIN!

### **Entrance Hall**

Wooden flooring, one radiator and a door to the lounge/diner.

### **Lounge/Diner**

Large, bright, open plan room with wooden flooring throughout, freshly painted walls, bespoke cabinets and shelving, a fitted fireplace with stone base, an understairs storage space, double glazed windows to the front and rear and a door to the kitchen.

### **Kitchen**

Modern kitchen with double glazed window to the rear, a door to the garden, a newly fitted kitchen with eye and base level units in white shaker style with marble effect worktop surfaces, an integrated oven with electric hob and extractor hood, space for a fridge/freezer and washing machine, tiled splashback and tiled flooring.

### **First Floor Landing**

Carpet flooring and an airing cupboard.

### **Bathroom**

Double glazed window to the rear, tiled flooring, a standalone, roll top bath with standalone chrome mixer tap, low level WC, pedestal wash hand basin and a corner shower with glass enclosure.

### **Master Bedroom**

Double glazed window to the rear, carpet flooring and one radiator.

### **Bedroom Two**

Double glazed window to the front, a feature fireplace, carpet flooring and one radiator.

### **Bedroom Three**

Double glazed window to the front, a fitted wardrobe, cabinets and shelving, carpet flooring and one radiator.

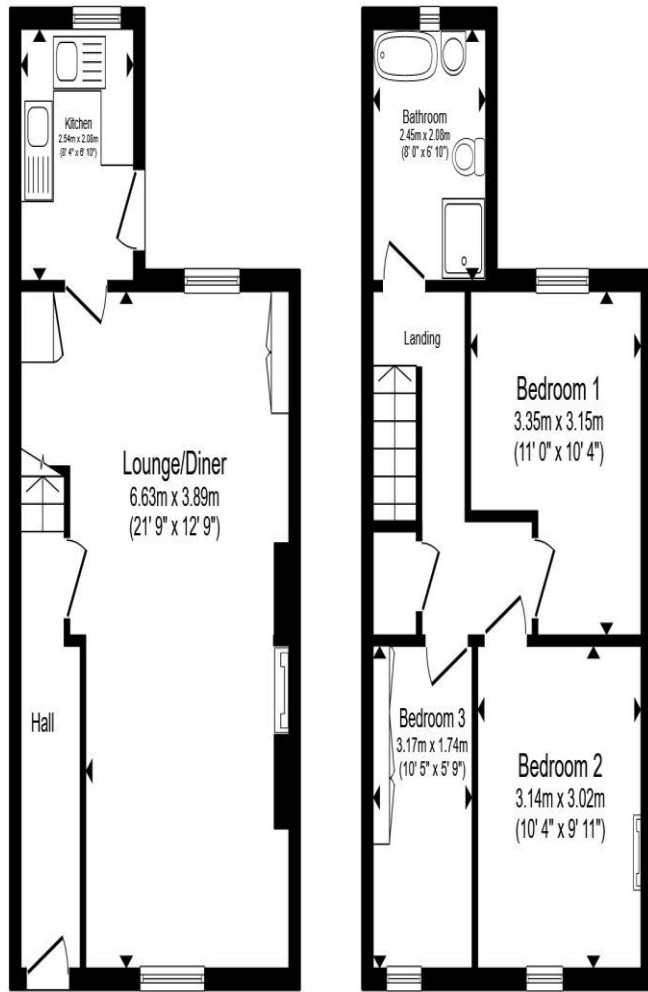
### **Outside:**

#### **Front Garden**

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

#### **Rear Garden**

Sun trap rear garden, which is fully enclosed, with a hard standing seating area, a patio seating area, a shingle area, a walled border and a rear gate.



**Ground Floor**

**First Floor**

Total floor area 75.8 m<sup>2</sup> (816 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



**welcome to**  
**Cardigan Street,**  
**Ipswich**

- No onward chain
- Renovated throughout
- Three good-sized bedrooms
- Modern first floor bathroom
- Open plan lounge/diner

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

offers in excess of  
**£240,000**



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