

oakheart

£220,000

Guide Price

Cauldwell Hall Road, Ipswich



Situated in the ever-popular IP4 area of Ipswich, this charming two-bedroom end-terrace home offers spacious and versatile accommodation, making it an ideal first-time purchase, investment, or home for those looking to be close to local amenities.

The property benefits from two allocated parking spaces and is arranged over multiple levels. Internally, you'll find

two generous reception rooms, offering flexible living and dining space, alongside a well-appointed kitchen. A useful basement provides excellent additional storage or potential for a variety of uses, subject to any necessary consents. Upstairs, there are two well-proportioned bedrooms and a contemporary family bathroom.

The sought-after IP4 postcode is renowned for its

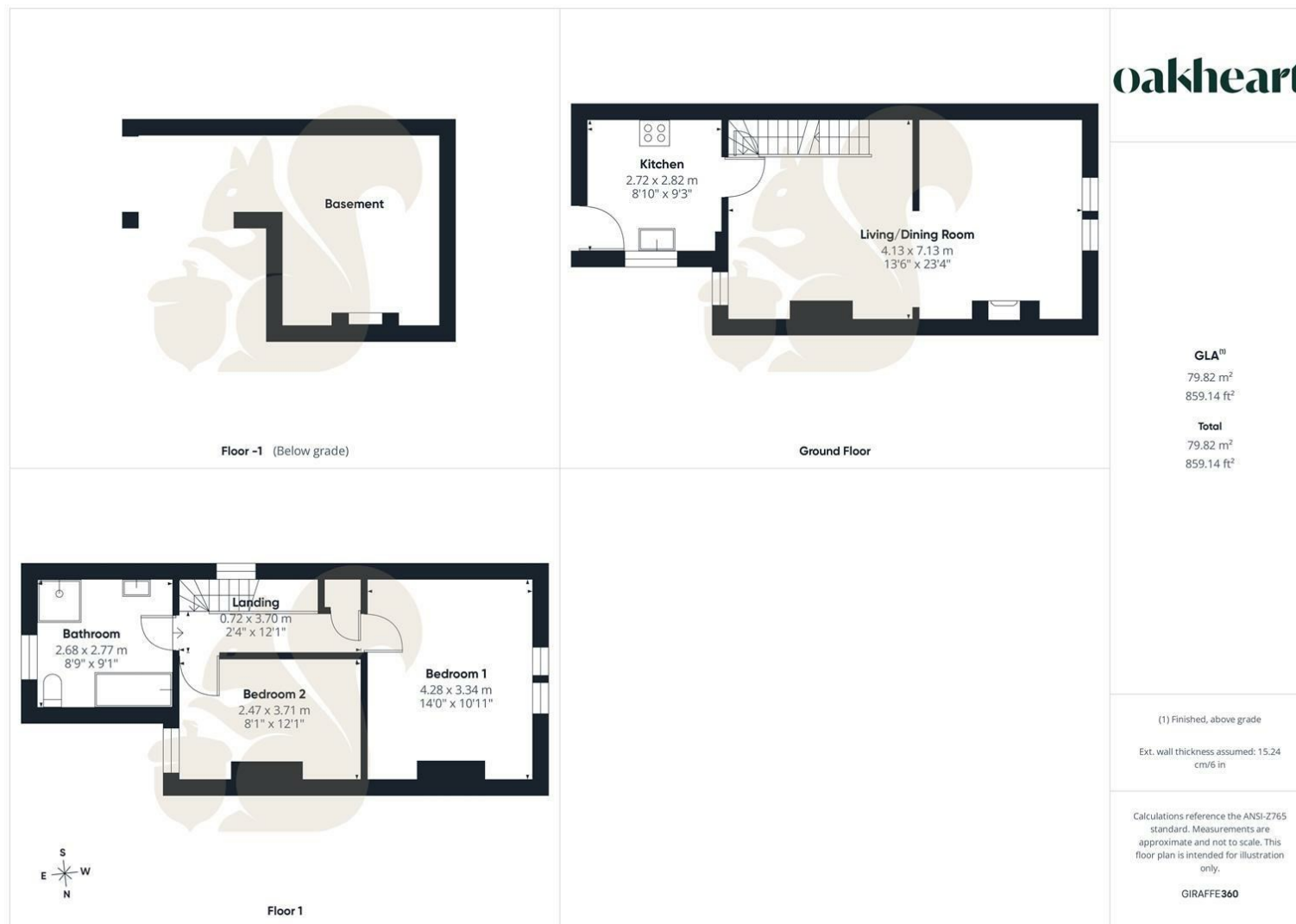
excellent convenience, offering easy access to Ipswich town centre, the vibrant Waterfront, Christchurch Park and a wide range of independent cafés, restaurants and shops. The area is also well served by highly regarded schools, regular public transport links and provides excellent access to the A12 and A14, making it ideal for commuters.











Local Authority:

Tenure:
Freehold

Council Tax Band:
A

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Oakheart Ipswich
01473 251907
ipswich@oakheart.co.uk
12 Upper Brook Street, Ipswich, Suffolk, IP4 1EF

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