



121B Cauldwell Hall Road, Ipswich, Suffolk, IP4 5BS

Guide Price £225,000 Freehold

**ipswich &**  
**suffolk** estate  
agents  
Part of the Your Ipswich Group

# 121B Cauldwell Hall Road, Ipswich, Suffolk, IP4 5BS.

Tucked away down the driveway is this beautiful 2 bedroom detached house located to the East side of Ipswich close to local shops, schools and bus service. The property is arranged over two floors comprising entrance porch, open plan modern lounge/dining/kitchen with integrated fridge/freezer, cloak cupboard and storage cupboard, stairs to first floor leading to two bedrooms and shower room, further benefits include double glazing throughout, gas central heating, off road parking for up to 4 cars and a courtyard garden. EARLY INSPECTION RECOMMENDED.



## ENTRANCE PORCH

UPVC double glazed entrance porch, carpeted flooring, double glazed door into lounge/dining/kitchen.

## LOUNGE/ DINING/ KITCHEN

23' 2" x 14' 9" (7.06m x 4.5m)

Modern fitted kitchen with matching wall and base units with wood effect worktops, integrated fridge/freezer, Neff electric hob and electric wall oven and built in microwave, enamel inset sink and drainer with swan neck mixer tap, plumbing for washing machine, cloak cupboard, further airing cupboard housing Baxi gas boiler, fireplace with marble hearth in sitting area, 2 double glazed windows to front aspect, glazed door to stairwell.



## STAIRWELL

Laminate flooring, storage cupboard under stairs, carpeted stairs and landing, 2 Velux sky lights, radiator, doors to bedrooms and shower room.

## BEDROOM 1

16' 11" x 9' 8" (5.16m x 2.95m)

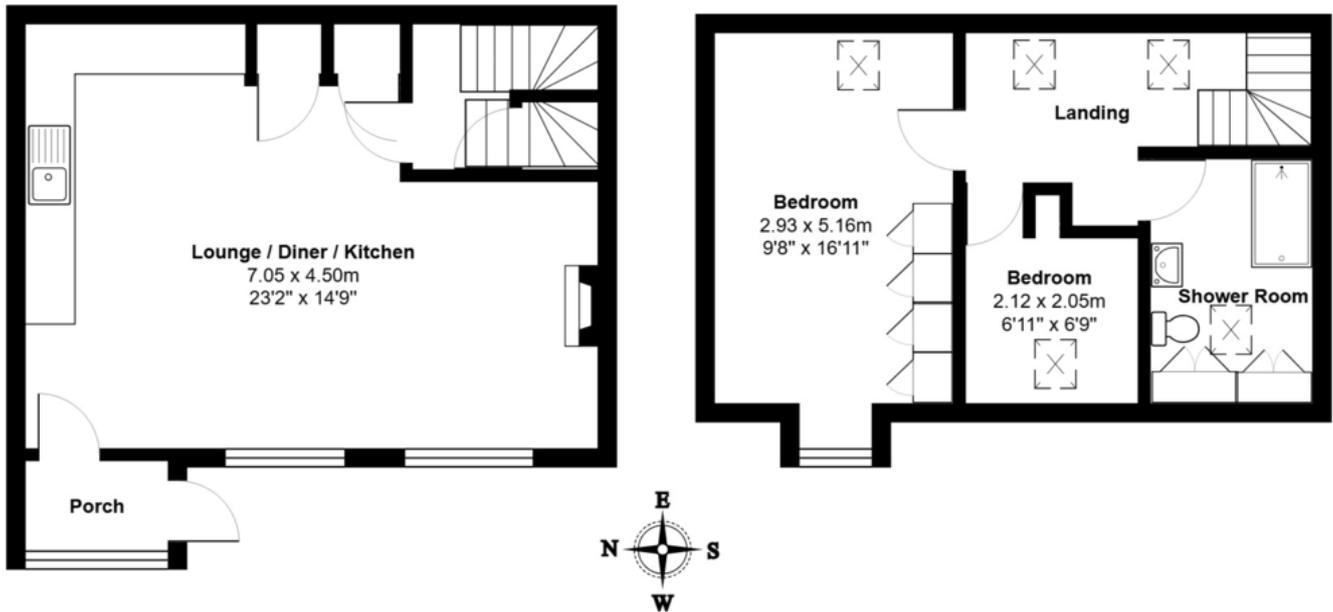
Carpeted flooring, radiator, Velux sky light, double glazed dormer window to front aspect, built in wardrobes.

## BEDROOM 2

6' 11" x 6' 9" (2.11m x 2.06m)

Carpeted flooring, Velux sky light, radiator, built in cupboard.





Total Area: 73.7 m<sup>2</sup> ... 794 ft<sup>2</sup>

### **SHOWER ROOM**

Comprising low level WC wash hand basin and walk in shower, vinyl floor covering, chrome heated towel rail + radiator, Velux sky light, storage cupboards in eaves space, floor to ceiling tiled walls.

### **OUTSIDE**

Double gates into block paved frontage and block paved driveway providing off road parking for up to 4 cars in tandem, gate into courtyard garden.

### **COUNCIL**

Ipswich Borough Council  
Council Tax Band (A) £1,572.36p 2025-2026.

### **NEAREST SCHOOLS**

St Johns CEVAP school & Copleston High school.

### **SERVICES**

We understand all mains services are connected.

### **DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)**

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of

potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact.

Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with the Digital Markets, Competition and Consumer Act 2024 (DMCC), which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has

agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

### AGENT'S STAMP DUTY NOTE

Please be advised that as of the 1st of April 2025, the government is changing the stamp duty and land tax structure on all residential purchases, which may affect the cost of stamp duty and land tax for your property purchase.

As of the 1st of April 2025, stamp duty and land tax will become due on all residential purchases of £125,000 or more. First time buyers will be required to pay stamp duty and land tax on all purchases of £300,000 or more.

If you are purchasing a second home, you will also be required to pay an additional 5% stamp duty and land tax.

### BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to:

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**Energy performance certificate (EPC)**

121b Caldwell Hall Road IPSWICH IP4 5BS	Energy rating <div style="font-size: 2em; font-weight: bold; color: white; background-color: blue; padding: 5px; border-radius: 50%; display: inline-block;">C</div>	Valid until: 28 January 2036  Certificate number: 0294-0203-7006-5100-5110
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Property type	Detached house
Total floor area	72 square metres

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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**Energy rating and score**

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60



**VIEWING STRICTLY BY APPOINTMENT  
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