



**Caithness Close, Ipswich IP4 3ET**

Not for marketing purposes INTERNAL USE ONLY



**welcome to**

**Caithness Close, Ipswich**

**\*\*THREE BEDROOMS SEMI DETACHED HOUSE \*\*NORTH EAST IPSWICH \*\*PORCH \*\*KITCHEN/DINER \*\*UTILITY AREA \*\*LOUNGE \*\*THREE BEDROOMS  
\*\*FIRST FLOOR BATHROOM \*\*GOOD SIZE REAR GARDEN**



We are pleased to offer this three-bedroom semi-detached house, ideally situated in the heart of North East Ipswich.

The property is within walking distance of Northgate High School and Sidegate Primary School, with convenient bus routes in and out of the town centre and easy access to the A12 and A14.

Occupying a good-sized plot, the home benefits from a well-maintained, low-maintenance rear garden. The accommodation comprises a kitchen/diner, lounge, three bedrooms, and a family bathroom on the first floor.

The property offers flexible living space suitable for a variety of family needs and would also appeal to investors or buyers looking to extend further, subject to the necessary planning permissions.

Viewing is highly recommended.

**Entrance Door Into-**

**Porch**

**Hallway**

**Lounge**

14' 1" x 12' 11" ( 4.29m x 3.94m )

**Kitchen**

14' 1" x 10' 4" ( 4.29m x 3.15m )

**Utility**

**Landing**

**Bedroom One**

12' 11" x 11' ( 3.94m x 3.35m )

**Bedroom Two**

11' 1" x 9' 2" ( 3.38m x 2.79m )

**Bedroom Three**

8' 11" x 7' 9" ( 2.72m x 2.36m )

**Bathroom**

**Outside**

**Front Garden**

**Rear Garden**



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## Caithness Close, Ipswich

- NORTHGATE SCHOOL CATCHMENT
- SEMI DETACHED HOUSE
- KITCHEN/DINER
- LOUNGE
- THREE BEDROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£290,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
IPW103919 - 0005

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