

# Foxhall



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## Upper Cavendish Street

East Ipswich, IP3 8BT

Asking price £220,000



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## Front Garden

Enclosed to a mixture of half height brick wall and fencing. The front garden is mainly laid to hardstanding providing off-road parking with a path leading to the front door and up and over door to the garage.

## Porch

Front aspect UPVC door into the entrance porch, tiled flooring, rear aspect frosted double glazed door into the lounge.

## Lounge

11'0" x 9'11" (3.35m x 3.02m)

Front aspect double glazed window, rear aspect door to dining room, radiator and carpeted flooring.

## Dining Room

11'1" x 9'11" (3.38m x 3.02m)

Rear aspect window, understairs storage cupboard, rear aspect door to the kitchen, radiator and laminate flooring.

## Kitchen

8'10" x 5'11" (2.69m x 1.80m)

Base and eye-level units, rolled-edge worktops with tiled splash-backs, integrated stainless steel sink and drainer, space for a freestanding oven and hob with stainless extractor over, space for under counter fridge, space for a under counter freezer, space for a washing machine, space for a slimline dishwasher, two side aspect double glazed windows, tiled flooring and open through to the lobby.

## Lobby

Side aspect UPVC door out into the garden and a rear aspect door into the bathroom.

## Bathroom

9'1" x 5'4" (2.77m x 1.63m)

Panel bath with stainless steel mixer taps and handheld shower attachment, low-level W.C., pedestal hand wash basin, towel rail, rear aspect double glazed frosted window, half-tiled walls and lino flooring.

## Landing

Doors to bedrooms one and two, loft access and carpeted flooring.

## Bedroom One

11'0" x 9'11" (3.35m x 3.02m)

Front aspect double glazed window, over stairs storage cupboard, radiator and laminate flooring.

## Bedroom Two

11'1" x 10'0" (3.38m x 3.05m)

Rear aspect double glazed window, door to bedroom three, radiator and laminate flooring.

## Bedroom Three

9'0" x 6'0" (2.74m x 1.83m)

Rear aspect double glazed window, radiator and laminate flooring.

## Rear Garden

Enclosed to panel fencing, the South facing rear garden is mainly laid to lawn with a mixture of mature shrubs, gated side access to the front of the property and pedestrian door to the garage.

## Garage

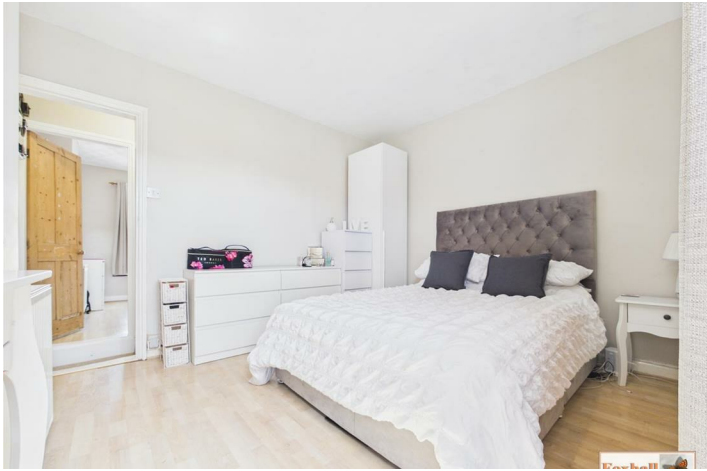
24'3" x 7'2" (7.39m x 2.18m)

Up and over door to the front, pedestrian door to the rear and is supplied with power and light.

## Agents Notes

Tenure - Freehold  
Council Tax Band - B





## Road Map



## Hybrid Map



## Terrain Map



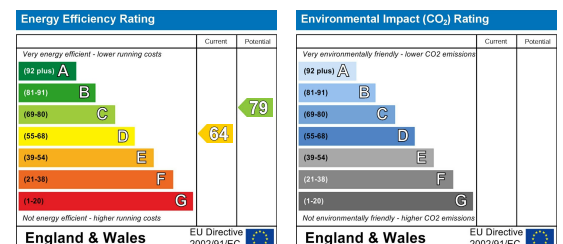
## Floor Plan



## Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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