

# Foxhall



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## Cavendish Street

East Ipswich, IP3 8BQ

Asking price £220,000



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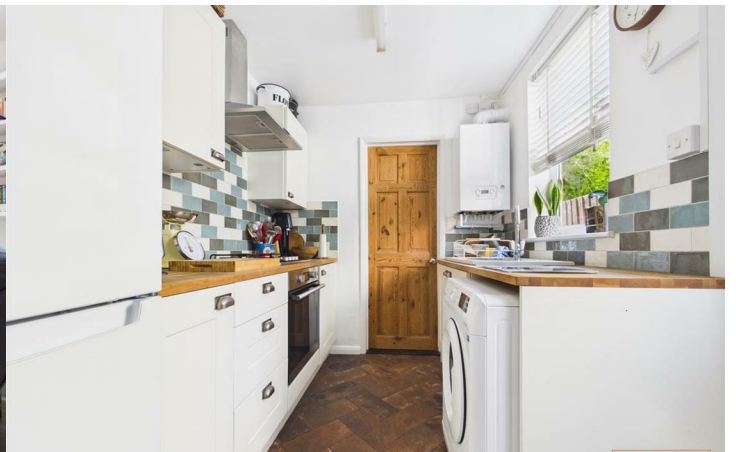
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## Front Garden

Enclosed via a low height brick wall with a block paved frontage giving you access to the porch and an area for bin storage.

## Entrance Porch

So entry via a double glazed obscure door to the side with a double glazed window facing the front, feature brick walls, tiled flooring and an internal door into the lounge.

## Lounge

11'10" x 9'9" (3.61m x 2.97m)

Double glazed window facing the front, ceiling rose, high picture rails, blocked up fireplace with a wooden mantle, built in cupboards, laminate flooring, radiator and the opening to the mid lobby.

## Lobby

Access to the stairs and a door into the dining room.

## Dining Room

11'11" x 9'10" (3.63m x 3.00m)

Double glazed window facing the rear, a ceiling rose, high picture rails, two understairs cupboards, feature open chimney breast with a brick base, radiator, laminate flooring and the entrance to the kitchen.

## Kitchen

9'3" x 6'10" (2.84 x 2.09)

Double glazed window to the side, obscure double glazed UPVC door to the side going out to the rear garden, wall and base fitted units with cupboards and drawers, built in oven with a hob and cooker hood above, space for a fridge freezer, plumbing for a washing machine, ceramic single sink bowl and drainer unit with a mixer tap, wall mounted combi Baxi boiler fitted 27th March 2026 so only one month old, tiled splash-back, tiled flooring, natural wood worktops and a door into the bathroom.

## Bathroom

6'9" x 6'3" (2.06m x 1.91m)

Two double glazed obscure windows to the side, extractor fan, low-flush WC, pedestal wash hand basin with hot and cold taps, panel bath with a mixer tap and a shower attachment over with a glass swing screen, radiator, tiled splash-back and tiled flooring.

## Landing

Access to the loft and doors to bedrooms one and two.

## Bedroom One

11'10" x 9'9" (3.61m x 2.97m)

Double glazed window facing the front, overstairs storage cupboard, radiator and natural wood flooring.

## Bedroom Two

11'10" x 9'10" (3.61m x 3.00m)

Double glazed window facing the rear, natural wood flooring, radiator and a door to bedroom three.

## Bedroom Three

8'11" x 6'10" (2.72m x 2.08m)

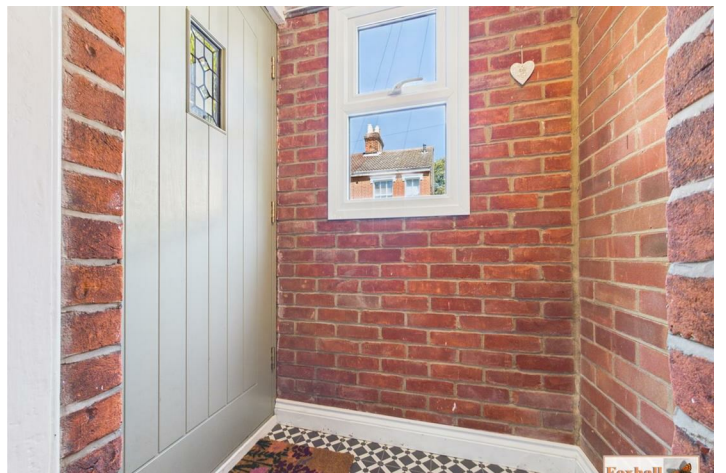
Double glazed window facing the rear, carpet flooring and a radiator.

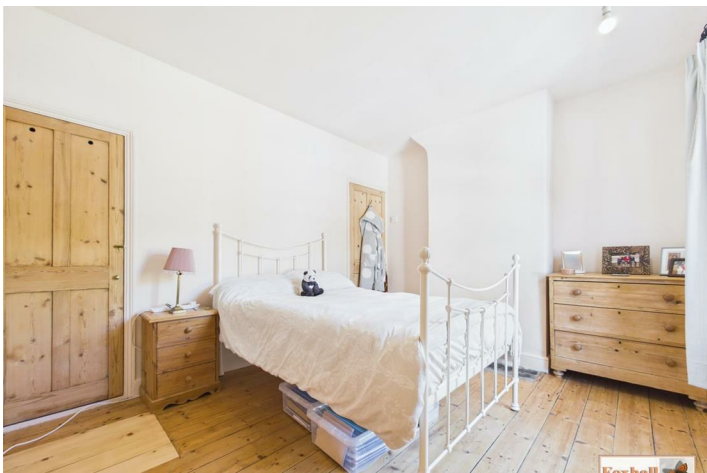
## Rear Garden

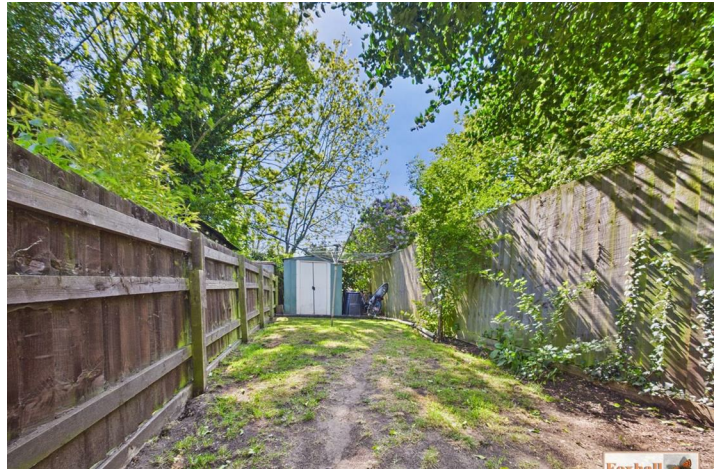
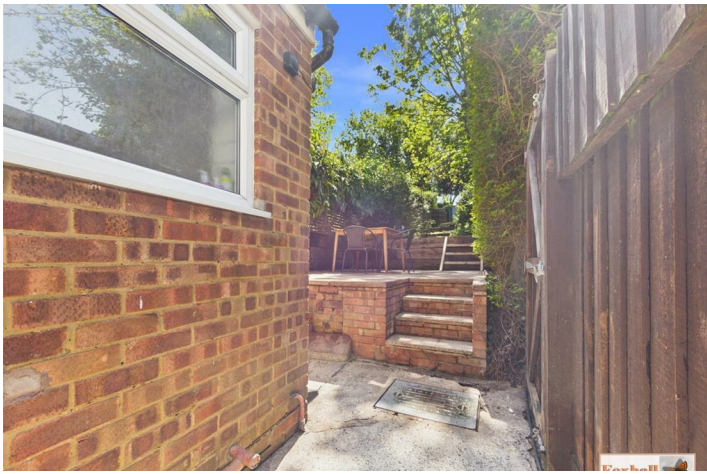
Fully enclosed by panel fencing south westerly facing five tiered rear garden mostly laid to lawn with flowerbed borders, access to a shed, mixture of trees and plants with wooden steps and sleeper borders to each tier with a patio area perfect for entertaining and alfresco dining, access to an outside tap and a mid terrace pedestrian gate.

## Agents Note

Tenure - Freehold  
Council Tax Band - A







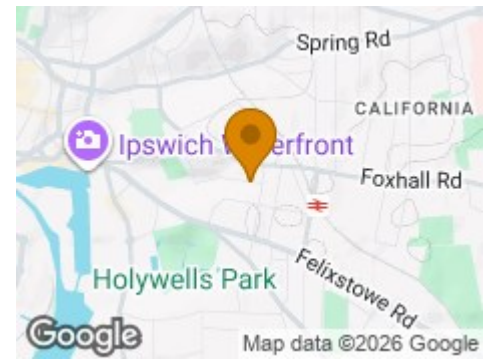
## Road Map



## Hybrid Map



## Terrain Map



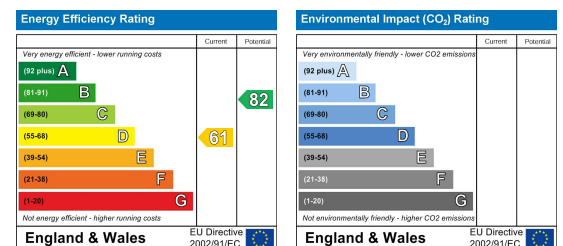
## Floor Plan



## 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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