

Foxhall



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Cauldwell Hall Road

East Ipswich, IP4 5DB

Offers in excess of £160,000



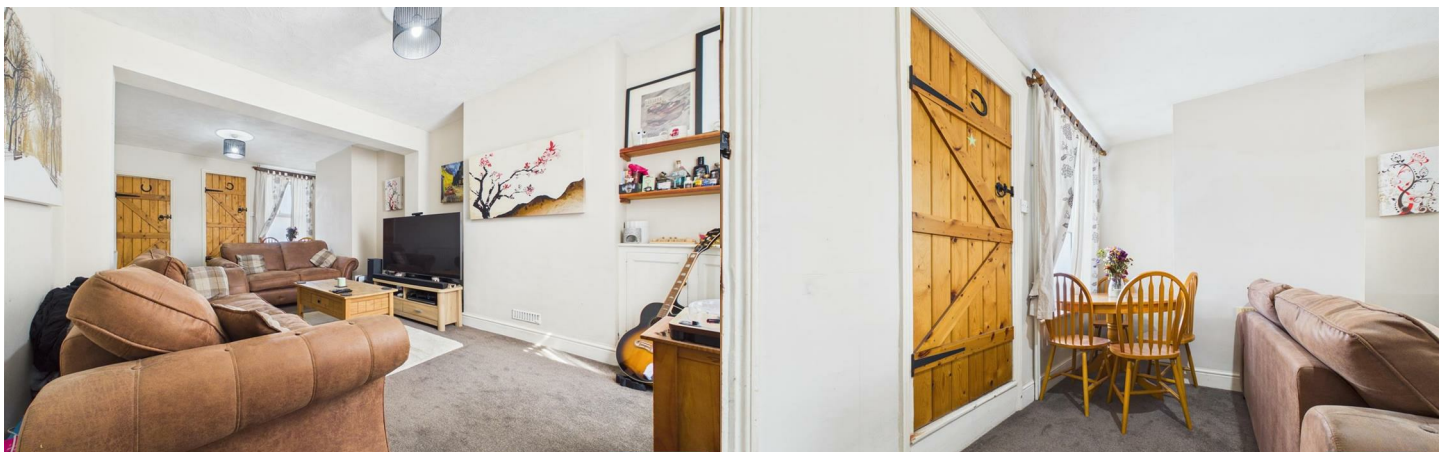
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1



2



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Front Garden

Mostly enclosed by a mid height panel fence, the garden is mostly made up of a large flower bed border which houses a mixture of plants and shrubs. Down the right hand side of the property there is the shared access between this property and next door which leads to a gate into the rear garden.

Entrance Porch

Entry via a single glazed obscure door facing the front, radiator, tiled flooring, fitted storage cupboard and an internal door into the lounge / dining room.

Lounge / Dining Room

20'9" x 11'10" (6.32m x 3.61m)

Double glazed window facing the front, double glazed window facing the rear, two radiators, fitted storage cupboard which houses the gas and electric meters, door leading to the stairs and a door into the kitchen.

Kitchen

10'5" x 6'9" (3.18m x 2.06m)

Double glazed window facing the side, wall and base fitted units with cupboards and drawers, mid height dado rail, tiled flooring and tiled splash-back, understairs storage cupboard, space for an oven, stainless steel single sink bowl and drainer unit with a mixer tap over, space for a fridge, single glazed door to the side going out to the garden and access into the utility room.

Utility Room

6'4" x 3'5" (1.93m x 1.04m)

Double glazed window facing the side, worksurface with tiled splash-back, plumbing for a washing machine, radiator and tiled flooring.

Landing

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

Bedroom One

12'1" x 10'2" (3.68m x 3.10m)

Double glazed window facing the front, radiator and a fitted storage cupboard with built-in shelving.

Bedroom Two

10'4" x 10'3" (3.15m x 3.12m)

Double glazed window facing the rear and a radiator.

Bathroom

7'10" x 6'9" (2.39m x 2.06m)

Panel bath with hot and cold taps and an electric shower over with a glass bi-folding screen, pedestal hand wash basin with hot and cold taps, low-flush W.C., double glazed obscure window facing the rear, heated towel rail, laminate flooring and an airing cupboard which houses the Ideal Classic boiler, please note that it is not a combi boiler and a water tank.

Rear Garden

Fully enclosed westerly facing rear garden, enclosed by panel fencing, mostly laid to lawn with a pathway leading to the bottom of the garden to a outside shed. There is also a outside stoarge cupboard with power and lighting, outside tap and a gate leading to a shared passage that the property shares with the neighbouring property No:180.

Agents Notes

Tenure - Freehold

Council Tax Band - A





Road Map



Hybrid Map



Terrain Map



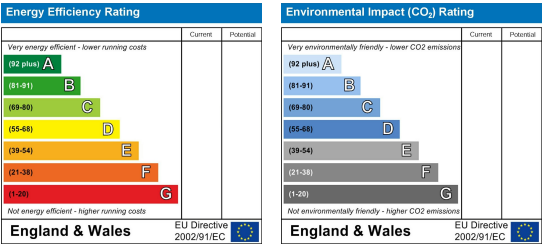
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.