



Cauldwell Avenue, Ipswich, £265,000



GRACE ESTATE AGENTS are delighted to present this four bedroom semi-detached house located in the highly desirable East Ipswich area, this well-presented four-bedroom semi-detached home offers generous living space, making it an ideal purchase for first-time buyers or those looking to upsize.

The property welcomes you with a practical entrance hallway leading to a cloakroom and a spacious, modern kitchen/diner, perfect for both everyday family life and entertaining. The former garage has been thoughtfully converted, providing a versatile additional reception room that could be used as a home office, playroom, snug or bedroom.

Upstairs, the property features three well-proportioned bedrooms, including a master bedroom with its own ensuite, alongside a family bathroom serving the remaining bedrooms.

Externally, the home benefits from off-road parking for two vehicles and is ideally located for access to well-regarded local schools, making it particularly appealing to growing families.

Offering flexible living space in a popular residential location, this property presents a fantastic opportunity to secure a comfortable and practical home in East Ipswich.

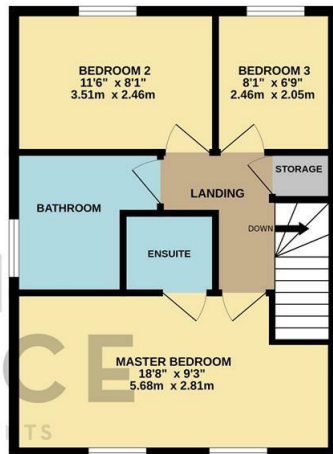
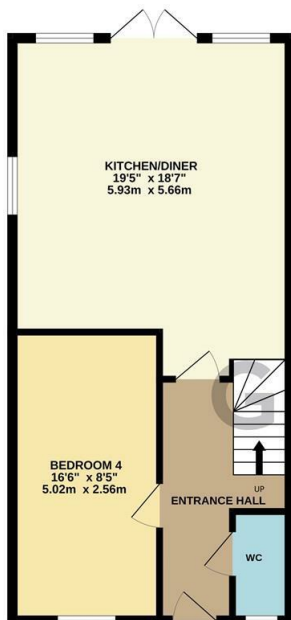
- Semi Detached Four Bedroom House
- Off Road Parking For Two Cars
- Desirable Location
- Great School Catchment Area
- Ready To Move In
- Perfect For A First Time Buyer
- Spacious Kitchen/Diner
- Ensuite To Master Bedroom
- First Floor Bathroom
- Converted Garage

Asking price £265,000

Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.



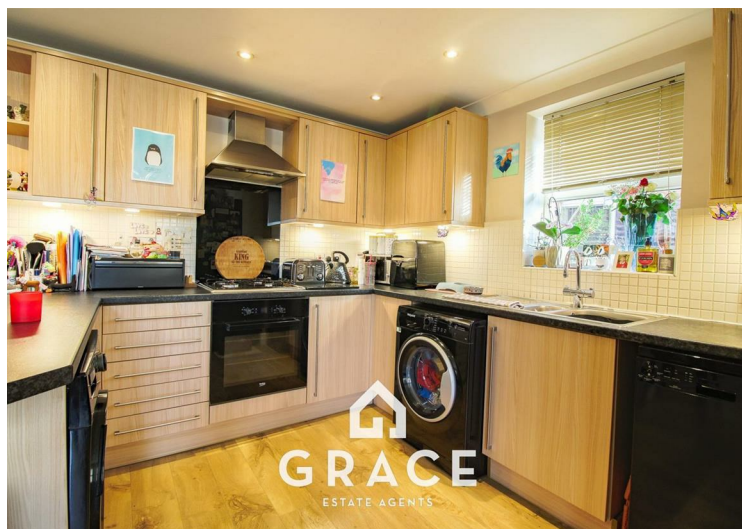
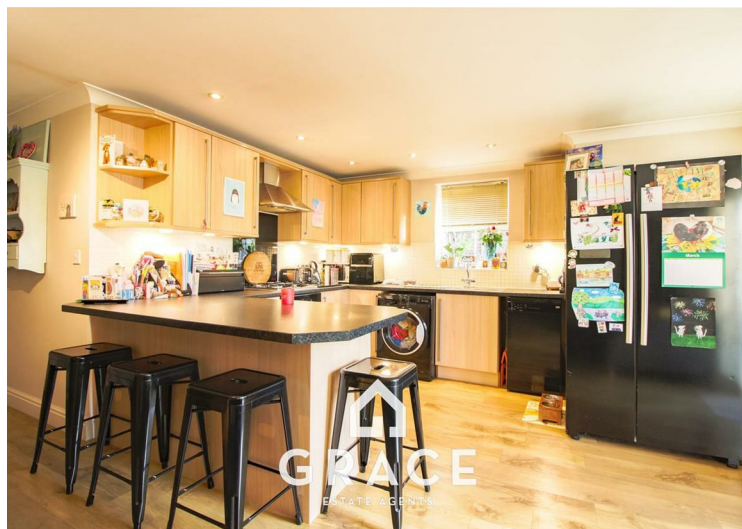


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, cornices and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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