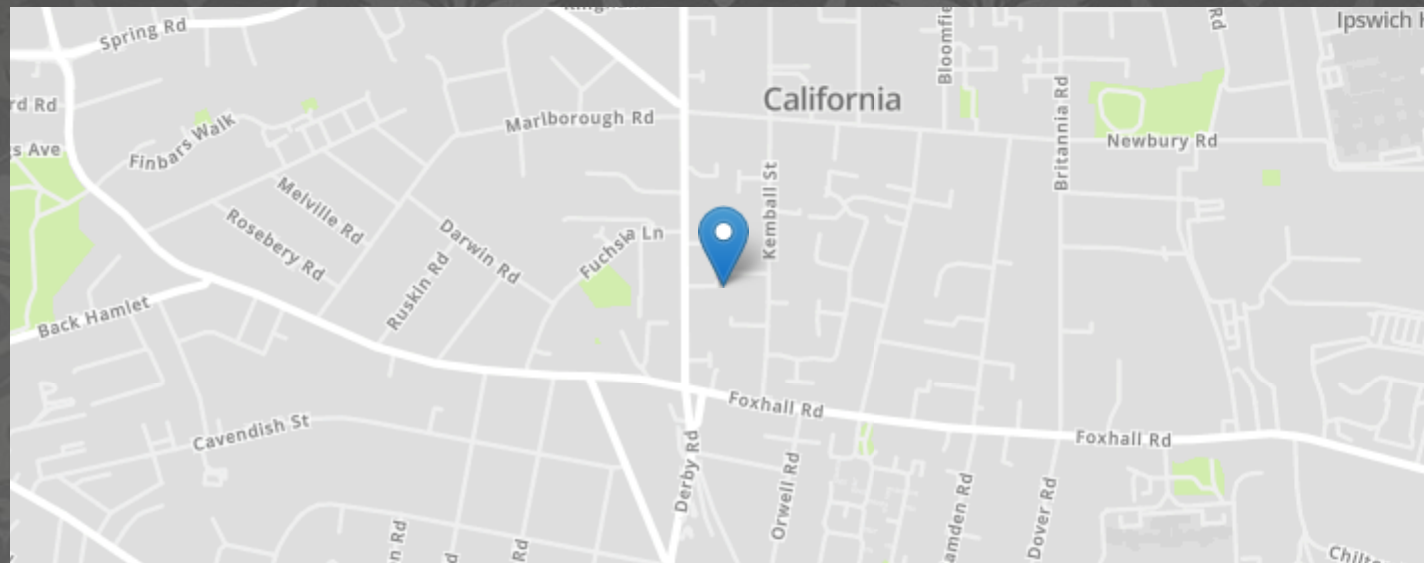


Cauldwell Hall Road, Ipswich



- *** NO ONWARD CHAIN ***
- POPULAR EAST IPSWICH
- SITTING ROOM AND CONSERVATORY
- PRIVATE REAR GARDEN
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTE
- DETACHED TWO BEDROOM BUNGALOW
- KITCHEN AND BOOT ROOM
- SHOWER ROOM
- ALLOCATED PARKING

MARKS & MANN

7 The Square, Martlesham Heath, Ipswich, Suffolk, IP5 3SL.

01473 396 007

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Cauldwell Hall Road, Ipswich

Offered for sale with NO ONWARD CHAIN, located in popular EAST IPSWICH, is this DETACHED TWO BEDROOM BUNGALOW with PRIVATE GARDEN and off road PARKING. Accommodation comprises entrance hall, sitting/dining room, CONSERVATORY, kitchen, BOOT ROOM, two bedrooms and a shower room. Located close to LOCAL SCHOOLS, shops, amenities and bus route, an early viewing is highly advised to avoid disappointment.

£250,000

Cauldwell Hall Road, Ipswich

Entrance hall

Window and door to front, with doors to the sitting/dining room, kitchen, both bedrooms and the shower room.

Sitting/dining room

5.9m (max) x 3.42m (19' 4" (max) x 11' 3") Bay window to rear, overlooking the garden, feature fireplace, French doors to:

Conservatory

2.92m x 2.32m (9' 7" x 7' 7") Windows and French doors to rear, overlooking and leading into the garden.

Kitchen

3.09m x 2.42m (10' 2" x 7' 11") Window overlooking the garden and door to the boot room. Range of matching base and eye level units with worktops over, sink, built-under oven with hob and extractor over, space for a fridge/freezer and space and plumbing for a washing machine.

Boot room

2.31m x 1.42m (7' 7" x 4' 8") Windows and door to side, overlooking and giving access to the garden.

Bedroom one

3.76m (max) x 3.40m (12' 4" (max) x 11' 2") Two windows to front, giving an abundance of natural light.

Bedroom two

2.94m x 2.09m (9' 8" x 6' 10") Window to front.

Shower room

Window to front, double walk-in shower cubicle, hand wash basin and WC.

Outside

The front of the property has been block paved, providing off road parking for multiple vehicles. A side gate gives access to the rear garden.

The rear garden has a patio area to the immediate rear of the property, ideal for outdoor entertaining, with the remainder mainly laid to lawn with with shingle/stone areas, plant and shrub borders, enclosed by wooden fencing. There is a shed which we understand is to remain.

Important information

Tenure - Freehold.
Services - we understand that mains gas, electricity, water and drainage are connected to the property.
Council tax band C.
EPC rating TBC.
Our ref: SM/elr.

Location

The property is located on the popular eastern side of Ipswich, close to local schools, shops and amenities. There is a bus service to Ipswich town centre where there is a mainline train station, with a direct link to London Liverpool Street.

Directions

Using a SatNav, please use IP4 5AH as the point of destination.

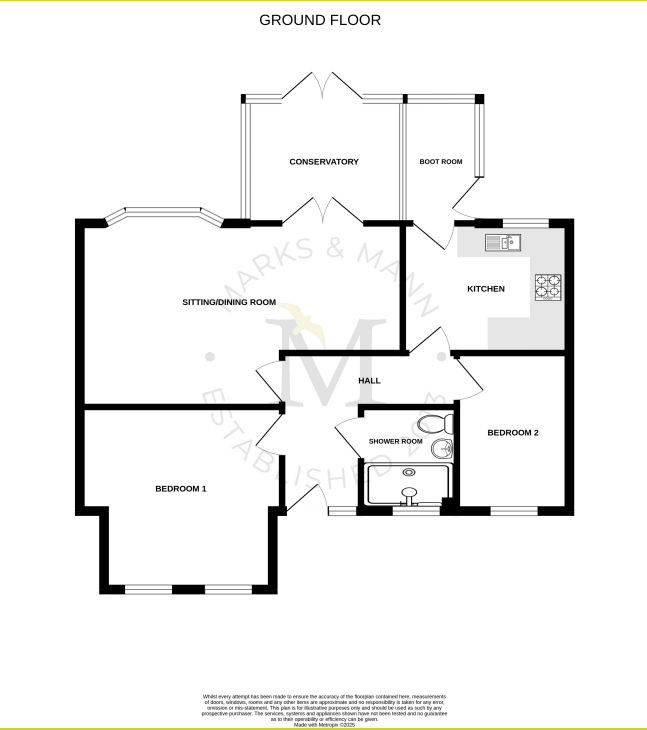
Cauldwell Hall Road, Ipswich

Anti-Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.



The above floor plans are not to scale and are shown for indication purposes only.

