

## **Cauldwell Hall Road, Ipswich, Suffolk, IP4 5DA**

**Offers in excess of: £220,000**



- Victorian End of Terrace Cottage
- Two Double Bedrooms
- Two Separate Reception Rooms
- Modern Kitchen & Bathroom
- Rear Garden in Excess of 100ft (STS)
- Off-Road Parking for Two Cars
- Renovated Throughout
- Ideal Starter Home / Investment

This beautifully presented Victorian end of terrace cottage, situated towards the popular east side of Ipswich, close to the hospital and falling within the Copleston School catchment area, has been completely renovated by the current owner. The cottage occupies a good size plot with a rear garden in excess of 100ft (subject to survey) and comes with off-road parking to the front for two cars, and would make an ideal starter home / investment. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises two generous reception rooms, modern kitchen, rear lobby, modern ground floor bathroom, and two first floor double bedrooms.



The county town of Ipswich offers a range of local amenities including schools, university, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park, recreational facilities, and mainline railway station providing direct links to London Liverpool Street Station with a journey time of approximately 1hr 15mins. The vibrant waterfront has undergone an extensive rebuilding and gentrification programme and now boasts some fashionable bars and restaurants, together with the University of Suffolk.

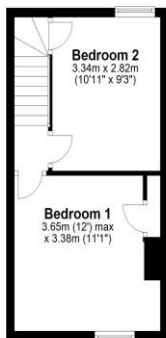
Council Tax Band: A



**Ground Floor**  
Approx. 36.5 sq. metres (392.6 sq. feet)



**First Floor**  
Approx. 25.3 sq. metres (272.2 sq. feet)



Total area: approx. 61.8 sq. metres (664.8 sq. feet)



**Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.