



277 Cavendish Street | Ipswich | Suffolk | IP3 8BQ

Guide Price: £220,000

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277 Cavendish Street, Ipswich, Suffolk, IP3 8BQ

“A superb opportunity to acquire this beautifully refurbished Victorian two-bedroom end-terrace property with enchanting rear garden.”

Description

A delightful recently refurbished Victorian two-bedroom end-terrace property situated to the eastern outskirts of the town centre.

The accommodation comprises: sitting room, dining room, kitchen, first floor landing, two bedrooms and bathroom.

The property has been beautifully updated and restored by the current owners, who have carefully retained the charm of the property's era. These include the sash windows, picture rails and decorative fireplaces. Further benefits include a newly fitted kitchen and bathroom suite and gas fired central heating.

Outside to the front, a pathway leads to the front and a pedestrian gate allows access into the rear garden. The rear garden is of good size and designed on three levels. These include areas laid to artificial grass, bark and patio. On the top level is a delightful kitchen garden which is mainly laid to shingle with raised vegetable beds. Also within the garden is a brick outhouse with w.c and useful timber garden shed.

About the Area

The thriving town of Ipswich is set on the estuary of the River Orwell and has undergone an extensive gentrification programme in recent years, mainly around the waterfront and has become a popular “commutable” town to London. Ipswich is the county town of Suffolk and offers a wide variety of shopping, commercial and leisure facilities including a full range of sports clubs and societies, restaurants and high street stores. There is an excellent choice of schooling within both the state and private sectors.

Excellent sailing and golfing facilities are both available nearby or on the popular Suffolk Heritage Coast. Ipswich provides good access to various road networks via the A12 to the South with links to London and the M25 and via the A14 to The Midlands and M11. The railway station provides mainline railway links to London's Liverpool Street with an approximate journey time of sixty-five minutes.

The accommodation comprises:

Part-glazed front door to:

Sitting Room Approx 11'5 x 11'3 (3.49m x 3.44m)

Window to front elevation, radiator, picture rail, decorative fireplace with tiled hearth and mantel over and door to:

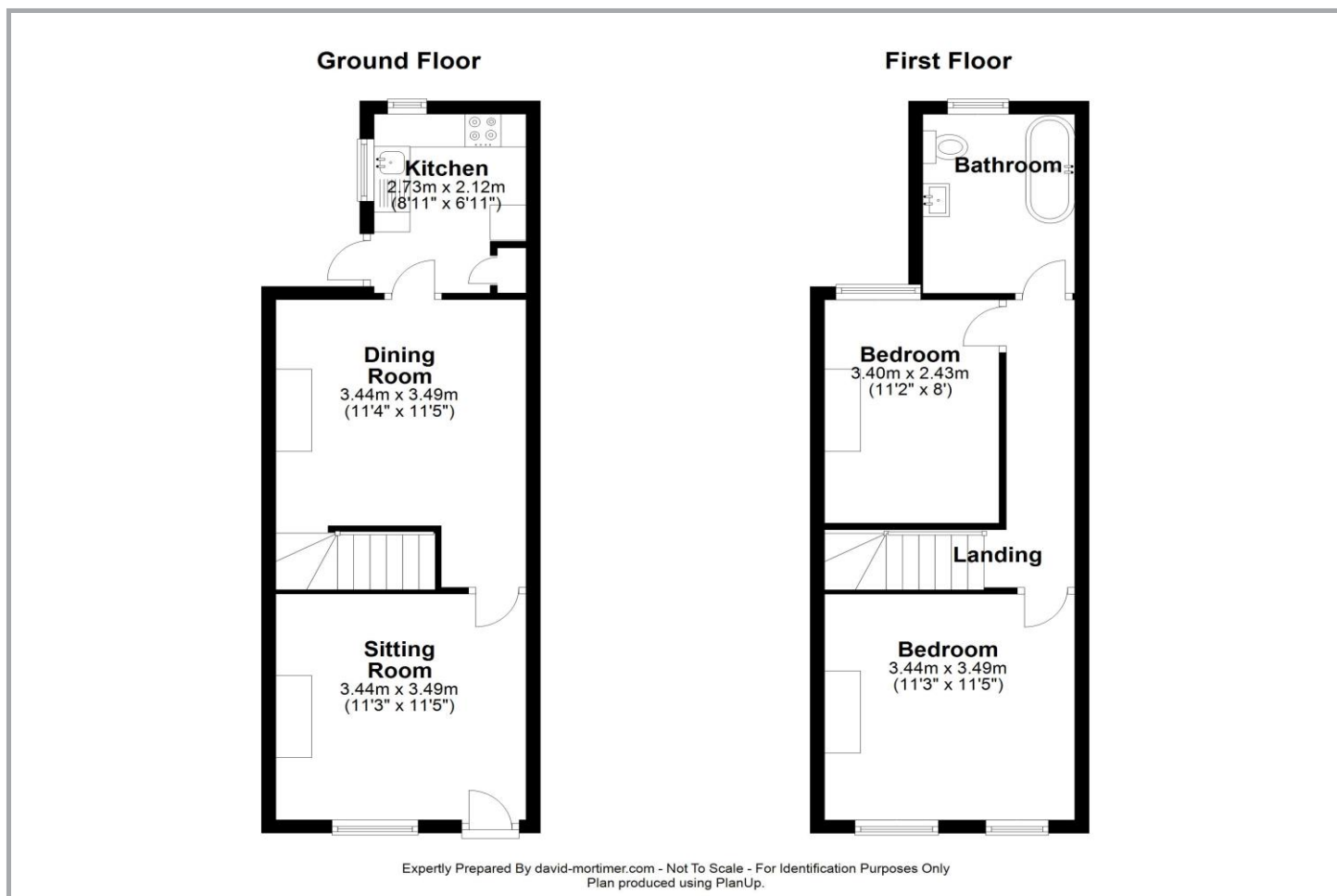
Dining Room Approx 11'5 x 11'4 (3.49m x 3.44m)

Window to rear elevation, radiator, decorative fireplace with wooden beam over, under stair storage cupboard, picture rail, stairs to first floor and door to:

Kitchen Approx 8'11 x 6'11 (2.73m x 2.12m)

A delightful recently refitted kitchen comprising single bowl





ceramic sink unit with mixer tap over, wooden work surfaces with base cupboards and drawers under, tiled splash backs, space for cooker, extractor fan over, integrated fridge, space for washing machine, built-in pantry cupboard, radiator, wood-effect flooring, window to side and rear elevations and door to outside.

First Floor Landing

Access to loft (where the gas fired boiler is located) and doors to:

Bedroom Approx 11'5 x 11'3 (3.49m x 3.44m)

Two windows to front elevation, radiator, picture rail and built-in storage cupboard.

Bedroom Approx 11'2 x 8' (3.40m x 2.43m)

Window to rear elevation, radiator and picture rail.

Bathroom

Recently refitted comprising roll-top claw foot bath with mixer tap, separate hand-held shower attachment and large shower head over, high-level flushing w.c, pedestal hand wash basin, tiled splash back, part-tiled walls, window to rear elevation and wood-effect flooring.

Outside

To the front, a wrought iron gate opens to the front garden which is attractively laid to shingle and planted with inset shrubs. A pathway leads to the front door and a side pedestrian gate allows access into the rear garden.

The rear garden is of good size and is arranged on three levels. These include delightful secluded sitting areas, pretty flower and shrub borders and areas laid to both artificial grass and bark. At the top of the garden is a delightful kitchen garden, which is

mainly laid to shingle with raised vegetable beds. Within the garden is a useful timber shed and brick outhouse which offers power, light and low-level flushing w.c.

Council Tax Band

Band A





Energy performance certificate (EPC)

277 Cavendish Street
IPSWICH
IP3 8BQ

Energy rating
D

Valid until: 5 September 2032

Certificate number:
0018-1209-2502-4504-1600

Property type End-terrace house

Total floor area 67 square metres

Rules on letting this property

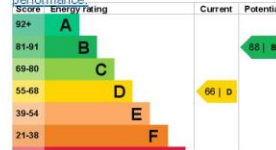
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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