



Cavan Road | Ipswich | IP1 5NH

Offers In Excess Of £215,000 Freehold



# Cavan Road, Ipswich, IP1 5NH

CHAIN FREE - A well presented and modernised, three bedroom semi-detached family home located in Whitehouse to the popular North Western fringe of Ipswich, convenient to Supermarkets, local amenities, parks, and the A14. The accommodation comprises, entrance hall, modern fitted kitchen-diner with some built-in/integrated appliances, sitting room and side attached outbuilding with lobby area, WC and utility/store with plumbing for a washing machine on the ground floor with landing, three bedrooms and contemporary four-piece bathroom on the first floor. To the outside front there is off-road parking whilst to the rear there is a good-sized established garden with patio. Further benefits include double glazing and gas fired central heating via a modern boiler. Early viewing is highly recommended.

## SHELTERED ENTRANCE

Double glazed front door to entrance hall.

## ENTRANCE HALL

Radiator, inset mat-well, under-stairs cupboard, stairs rising to first floor, telephone point, doors to sitting room and kitchen-diner.

## KITCHEN-DINER

20' x 8' 1" approx. (6.1m x 2.46m) Double glazed window to rear, radiator, modern range of base and eye level gloss fronted fitted cupboard and drawer units, stone effect worktop, inset one and a half bowl stainless steel sink drainer unit with mixer tap, built-in electric oven and grill, inset electric hob with extractor fan over, integrated dishwasher, space for fridge-freezer, built-in pantry cupboard, inset LED ceiling lights, slate tile effect flooring, double glazed French doors to garden, double glazed door to connected outbuilding providing side lobby, WC and utility room with plumbing for washing machine, door to sitting room.

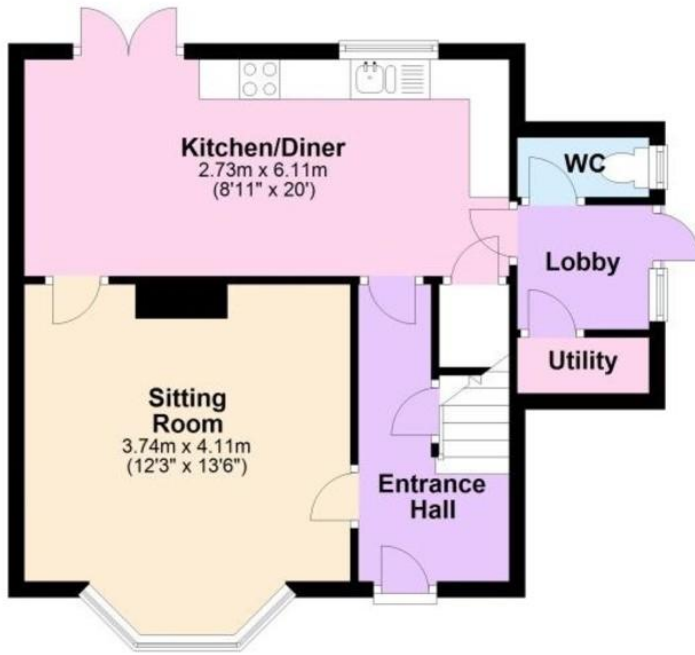
## SITTING ROOM

16' into bay x 13' approx. max. (4.88m x 3.96m) Double glazed bay window to front, radiator, television point, feature chimney recess.



## Ground Floor

Approx. 46.2 sq. metres (497.4 sq. feet)



## First Floor

Approx. 40.1 sq. metres (431.9 sq. feet)



Total area: approx. 86.3 sq. metres (929.3 sq. feet)

Mortimer EPC  
Plan produced using PlanUp.

### CONNECTED OUTBUILDING

Providing side lobby area with doors to WC and utility room with plumbing for washing machine, door to outside.

### WC

Obscured double glazed window to side, close coupled WC.

### STAIRS RISING TO FIRST FLOOR

### LANDING

Double glazed window to side, loft access, doors to.

### BEDROOM ONE

13' max. to back of wardrobe x 8' 1" approx. (3.96m x 2.46m) Double glazed window to rear, radiator, television point, built-in wardrobe housing modern gas fired boiler.

### BEDROOM TWO

12' x 11' plus recess. approx. (3.66m x 3.35m) Double glazed window to front, radiator, broadband point.

### BEDROOM THREE

9' narrowing to 4' x 8' narrowing to 5' approx. (2.74m x 2.44m) "L shaped" Double glazed window to front, radiator, built-in wardrobe over stairwell.

### FOUR PIECE BATHROOM

Obscured double glazed window to rear, chrome heated towel rail, panelled bath with mixer tap, enclosed shower cubicle with thermostatic shower, low level WC, mounted hand-wash basin with mixer tap and cupboard under, stone effect tiled walls and floor, extractor fan, inset LED ceiling lights.

### OUTSIDE

The frontage provides off-road parking with lawn area to side, steps up to front door and gated side pedestrian access to the rear. The established rear garden is mainly laid to mature lawn with paved patio, there are trees and fencing to boundaries.

### IPSWICH BOROUGH COUNCIL

Tax band B - Approximately £1,610.63 PA (2022-2023).

### NEARBY SCHOOLS

Whitehouse Primary & Westbourne Academy High.

## Energy performance certificate (EPC)

Cavan Road IPSWICH IP1 5NH	Energy rating <b>C</b>	Valid until: 18 October 2032 Certificate number: 7920-9104-0053-8092-1283
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Property type Semi-detached house

Total floor area 81 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 C. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



**VIEWING STRICTLY BY APPOINTMENT  
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