



121A Cauldwell Hall Road, Ipswich, Suffolk, IP4 5BS

Guide Price £100,000 Freehold

**ipswich &
suffolk** estate agents
Part of the Your Ipswich Group

121A Cauldwell Hall Road, Ipswich, Suffolk, IP4 5BS.

A great opportunity to purchase this 1 bedroom freehold Maisonette located to the desirable East of Ipswich close to local shops bus service and a short walk to schools. Arranged over two floors comprising entrance, lounge, fitted kitchen stairs to first floor leading to double bedroom and shower room, double glazed throughout and gas centrally heated. INVESTMENT OPPORTUNITY TO PURCHASE THIS TENANTED MAISONETTE, WITH THE OPPORTUNITY TO ALSO PURCHASE THE NEIGHBOURING MAISONETTE.



ENTRANCE HALL

UPVC door into entrance hall, carpeted flooring, doors to lounge and kitchen.

KITCHEN

7' 9" x 5' 6" (2.36m x 1.68m)
Modern fitted wall & base units with roll edge worktops, electric hob with extractor over, electric oven, stainless steel sink and drainer with hot & cold mixer tap, plumbing for washing machine, integrated fridge/freezer, double glazed window to rear aspect.



LOUNGE

14' x 10' 9" (4.27m x 3.28m)
Carpeted flooring, radiator, double glazed window to side aspect, stairs to first floor. storage cupboard under stairs.

STAIRS

Carpeted stairs and landing, loft hatch, doors to bedroom and shower room.

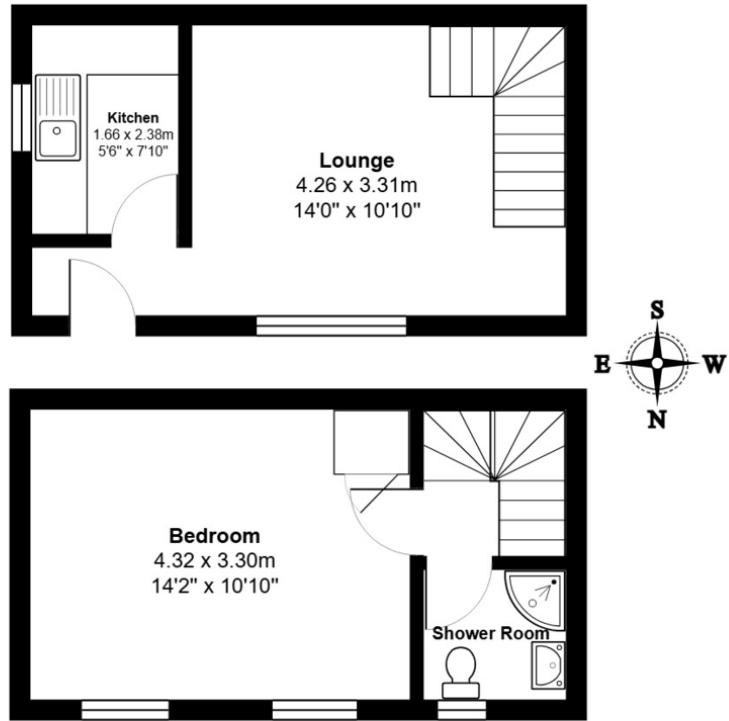
BEDROOM

13' 9" max x 10' 1" max (4.19m x 3.07m)
Carpeted flooring, radiator, 2 double glazed windows to side aspect, airing cupboard housing Electric Heatrae boiler, hot water cylinder.



SHOWER ROOM

Low level WC, wash hand basin and shower cubicle, floor to ceiling tiled walls, vinyl floor covering, extractor fan, chrome heated towel rail, double glazed window to side aspect.



Total Area: 40.3 m² ... 434 ft²

OUTSIDE

The maisonette is accessed via driveway belonging to 121 Cauldwell Hall Road.

COUNCIL

Ipswich Borough Council
Council Tax Band (A) £1,572.36p 2025-2026.

SERVICES

We understand all mains services are connected (except Gas).

DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and

believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with the Digital Markets, Competition and Consumer Act 2024 (DMCC), which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

AGENT'S STAMP DUTY NOTE

Please be advised that as of the 1st of April 2025, the government is changing the stamp duty and land tax structure on all residential purchases, which may affect the cost of stamp duty and land tax for your property purchase.

As of the 1st of April 2025, stamp duty and land tax will become due on all residential purchases of £125,000 or more. First time buyers will be required to pay stamp duty and land tax on all purchases of £300,000 or more.

If you are purchasing a second home, you will also be required to pay an additional 5% stamp duty and land tax.

BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to:

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>



Mobile Phone- To check mobile phone coverage in the area go to:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Energy performance certificate (EPC)

121a Cauldwell Hall Road IPSWICH IP4 5BS	Energy rating D	Valid until: 28 January 2036
		Certificate number: 0294-0203-7606-5109-5010

Property type
Semi-detached house

Total floor area
40 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 rating and score

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

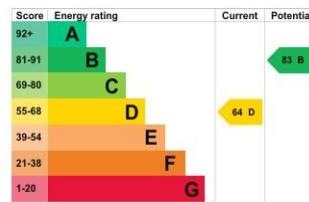
[See how to improve this property's energy efficiency.](#)

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy 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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