



## 79 Gainsborough Road, Felixstowe, IP11 7HR

**£225,000 FREEHOLD**

Offered for sale with no onward chain and in need of modernisation is this three bedroom Victorian mid-terrace home situated within close proximity of Felixstowe town centre.

The accommodation is set over three floors and comprises entrance porch, entrance hall, lounge, dining room, kitchen, rear lobby, wet room. On the first floor there are two bedrooms and on the second floor there is a bathroom and third bedroom.

Heating is supplied in the form of gas fired central heating to radiators.

Gainsborough Road is situated a short distance away from the Felixstowe town centre with a parade of shops and amenities nearby. Local schooling such as Fairfield Infant and Colneis Junior are both located under half a mile away and both boast an Ofsted rating of Good.

With the property in need of full modernisation, a viewing is highly recommended to appreciate the potential on offer.

#### **UPVC ENTRANCE DOOR**

Opening into :-

#### **ENTRANCE PORCH**

Tiled flooring and a further door opening into :-

#### **ENTRANCE HALL**

Radiator, stairs leading up to the first floor and doors to :-

#### **LOUNGE 12' 10" x 11' 9" (3.91m x 3.58m)**

Bay window to the front aspect, radiator, TV point, gas feature fire place, doors opening into :-

#### **DINING ROOM 10' 9" x 9' 11" (3.28m x 3.02m)**

Radiator and doors opening out into the rear garden.

#### **KITCHEN 10' 4" x 6' 9" (3.15m x 2.06m)**

Fitted worktops with storage units above and storage units and drawers below, stainless steel sink unit with single drainer, space for free-standing cooker, under-counter space and plumbing available for a washing machine. The Ideal boiler is located in the kitchen and we believe this was installed in 2019.

Window and door to side aspect and further door opening to :-

#### **REAR LOBBY**

Radiator, window to the side aspect and door opening into :-

#### **WET ROOM 5' 10" x 4' 9" (1.78m x 1.45m)**

Suite comprising low level WC, hand wash basin, shower area with a Triton electric shower, part-tiled walls, extractor, and window to the side aspect.

#### **FIRST FLOOR LANDING**

Stairs leading upto the second floor and doors to :-

#### **BEDROOM 1 15' 4" x 11' (4.67m x 3.35m)**

Radiator and two windows to the front aspect.

#### **BEDROOM 2 10' 9" x 10' 2" (3.28m x 3.1m)**

Radiator, window to the rear aspect.

#### **SECOND FLOOR LANDING**

Access to the loft space, doors to :-

#### **BEDROOM 3 15' 5" x 11' (4.7m x 3.35m)**

Window to the front aspect.

#### **BATHROOM 12' 7" x 10' 9" (3.84m x 3.28m)**

Formerly a bedroom, suite comprising WC, hand wash basin and panelled bath, fitted storage cupboard, window to the rear aspect.

## OUTSIDE

To the front of the property is a small front garden which is mainly laid to lawn with brick wall to front and side boundaries, garden path leading to the entrance door.

The rear garden is of generous size, mainly laid to lawn, with fencing to boundaries and has a rear access gate.

## COUNCIL TAX

Band 'B'



