



23 Chelsworth Road, Felixstowe, IP11 2UP

£219,500 FREEHOLD

A semi-detached two-bedroom home of traditional brick cavity wall construction beneath a tiled roof, constructed in the 1980s by the Wilcon group of developers and situated on Felixstowe's Cavendish Park estate.

In addition to the two bedrooms, further accommodation consists of lounge, kitchen/dining room and first floor bathroom.

The property benefits from gardens to both the front and rear aspects, with the latter being mainly westerly facing and benefitting from rear access from the brick built garage which is approached in itself by one further parking space.

Heating is supplied in the form of gas fired central heating to radiators and UPVC double glazed windows and has a modern Vaillant boiler serving domestic hot water supply and central heating.

Seemingly ideal for either first time buyer or for investment purposes, the property is offered for sale with vacant possession and no onward chain.

ACCOMMODATION

UPVC DOUBLE GLAZED ENTRANCE DOOR Leading to :-

LOUNGE 17' 3" max reducing to 14'1" x 12' 2" (5.26m x 3.71m)

Radiator, staircase leading to first floor landing, UPVC double glazed window to front aspect, part-glazed door leading into :-

KITCHEN/DINING ROOM 12' 2" x 7' plus door recess (3') (3.71m x 2.13m)

Fitted and comprising a single drainer sink unit with mixer taps and cupboards under, three fitted drawers, fitted cupboards with in total eight cupboard doors. Plumbing for automatic washing machine, space for cooker (the property currently has a Hotpoint washing machine plumbed in and fitted cooker with four ring electric hob and oven, each of which we understand from the vendor will remain with the property), radiator, Vaillant boiler serving domestic hot water supply and central heating, under stairs storage cupboard, UPVC double glazed windows to rear and side aspects, UPVC double glazed door leading to outside.

FIRST FLOOR LANDING 6' 3" x 3' 6" (1.91m x 1.07m)

Radiator, access to loft space, doors leading to :-

BEDROOM 1 12' 2" x 8' 9" plus door recess (1'10") (3.71m x 2.67m)

Radiator, UPVC double glazed window to front aspect.

BEDROOM 2 12' 2" x 7' (3.71m x 2.13m)

Radiator, built in airing cupboard housing lagged hot water cylinder, UPVC double glazed window to rear aspect.

BATHROOM 8' 4" x 6' maximum reducing to 4' 9" (2.54m x 1.45m)

Part tiled wall surfaces, fitted with a Whisper grey suite comprising panel bath with wall mounted Triton T80 shower over, low level WC, wash hand basin, radiator, wall mounted storage cupboard, UPVC double glazed window to side aspect.

OUTSIDE

The property has gardens to both the front and rear aspects consisting of :-

FRONT GARDEN - Mainly lawned and enclosed to one side by hedging with independent pathway leading to front door.

REAR GARDEN - A garden considered to be of good size for a property of its type, offering a mainly westerly aspect, being established, laid mainly to lawn and enclosed by wall and fencing, having door allowing access to rear of garage.

GARAGE

Approached via standing area/parking for one vehicle and with roller door allowing access into garage with light and power connected.

COUNCIL TAX

Band 'B'



Address: 23 Chelsworth Road, FELIXSTOWE, IP11 2UP
 RRN: 0334-1727-0300-0288-5206



