



1 Kilgarth Cottage, Wolsey Gardens, Felixstowe, IP11 7NU

£299,950 LEASEHOLD (Share of Freehold)

Offered for sale with no onward chain and located within close proximity to the town centre and seafront, is this rarely available two bedroom cottage situated within the grounds of Kilgarth Court.

In addition to the two bedrooms the property benefits from allocated off road parking, a private south/west facing rear garden and an en-suite shower room to bedroom one.

The accommodation on the ground floor in brief comprises; spacious entrance hall, lounge/diner, kitchen, bedroom two and a bathroom. Upstairs is bedroom one with an en-suite shower room.

Kiligarth Cottage is located on the grounds of the landmark Kiligarth Court development on Wolsey Gardens and is a short distance from the town centre and seafront. Felixstowe Station is also nearby.

Being rarely available to the market, a viewing is highly recommended to appreciate the accommodation on offer.

Entrance door opening into:

ENTRANCE HALL 21' 10" x 7' 10" (6.65m x 2.39m)

Two radiators, stairs leading to the first floor, window to front aspect. Doors to:

LOUNGE/DINER 12' 11" x 11' 9" (3.94m x 3.58m)

Radiator, two windows to side aspect, TV point, two wall lights, French doors opening into rear garden.

KITCHEN 11' 3" x 7' 8" (3.43m x 2.34m)

Fitted worktops with a tiled splashback, fitted solid wood storage units above and matching units and drawers below. Stainless steel one and a half bowl sink unit with mixer tap and single drainer. Space and plumbing available for a washing machine. Integrated appliances such as a fridge/freezer and an electric oven with a four ring gas hob and extractor above. Breakfast bar, radiator, window to front aspect.

BEDROOM TWO 8' 1" x 7' 7" (2.46m x 2.31m)

Radiator, window to side aspect.

BATHROOM 8' x 7' (2.44m x 2.13m)

Suite comprising; Low level WC, hand wash basin, panelled bath with mixer tap and shower attachment. Fully tiled walls and flooring, heated towel rail, shaver point, extractor. Obscured window to rear aspect.

FIRST FLOOR LANDING Velux window. Door to:

BEDROOM ONE 18' 7" reducing to 9'8" x 15' 1" (5.66m x 4.6m)

Radiator, windows to both front and side aspect, access to eaves storage, Baxi combination boiler. Door to:

ENSUITE SHOWER ROOM 7' 4" x 6' 6" (2.24m x 1.98m)

Suite comprising; Low level WC, hand wash basin, shower cubicle. Fully tiled walls and flooring, heated towel rail, shaver point, extractor, velux window.

OUTSIDE The property is approached via the development's shared shingled drive and has one allocated parking space and communal outside tap. Side accessed gate.

The property has its own private rear garden which is of low maintenance and is south west facing. The rear garden is fully patioed with raised sleeper flower beds and is enclosed partly by fencing and the remainder is walled.

TENURE & SERVICE CHARGE Leasehold (With share of the freehold) We understand that each apartment and cottage own a share in the Freehold management of the building and that the current service charge is approximately £1815 per annum. The lease has 984 years remaining.

COUNCIL TAX Band 'B'







