



29 Longcroft, Felixstowe, IP11 9QH

£220,000 FREEHOLD

Offered for sale with no onward chain and located in a quiet cul-de-sac in the popular village of Walton and seemingly ideal for a first time buyer or investment is this two bedroom mid terraced home.

In addition to the two bedrooms the property benefits from a modern shower room, a south/easterly facing rear garden, conservatory and a garage situated in a block with off road parking.

The accommodation in brief comprises; entrance lobby, lounge, dining room, kitchen, conservatory. Upstairs there are two bedrooms and a shower room. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

Longcroft is a popular and quiet cul-de-sac located within close proximity to a parade of shops and amenities on Walton High Street, local schools such as Felixstowe High School is also nearby.

A viewing is highly recommended to appreciate the modern accommodation on offer.

UPVC double glazed entrance door opening to:

ENTRANCE LOBBY Stairs leading up to first floor. Door to:

LOUNGE 11' 6" x 10' 8" (3.51m x 3.25m)

Laminate flooring, radiator, TV point, window to front aspect, under stairs storage cupboard. Door to:

DINING ROOM 7' 10" x 6' 10" (2.39m x 2.08m)

Laminate flooring, radiator, opening into:

KITCHEN 7' 11" x 7' 5" (2.41m x 2.26m)

Fitted worktops with a tiled splashback, fitted storage units above and matching units and drawers below. Composite sink unit with mixer tap and single drainer. Space and plumbing available for a washing machine. Built in oven with electric hob above. Laminate flooring. Window to rear aspect.

CONSERVATORY 13' 2" x 10' 10" (4.01m x 3.3m)

Engineered Oak flooring, UPVC windows and doors overlooking rear garden.

FIRST FLOOR LANDING Doors to:

BEDROOM ONE 11' 7" x 9' 6" (3.53m x 2.9m)

Radiator, window to front aspect, mirror fronted fitted slide robe wardrobes.

BEDROOM TWO 9' 3" x 8' 3" (2.82m x 2.51m)

Radiator, mirror fronted fitted slide robe wardrobes, window to rear aspect.

SHOWER ROOM 6' x 5' 11" (1.83m x 1.8m)

Suite comprising; WC with hidden cistern, hand wash basin with mixer tap and storage cupboards below, shower cubicle. Part tiled walls. Obscured window to rear aspect.

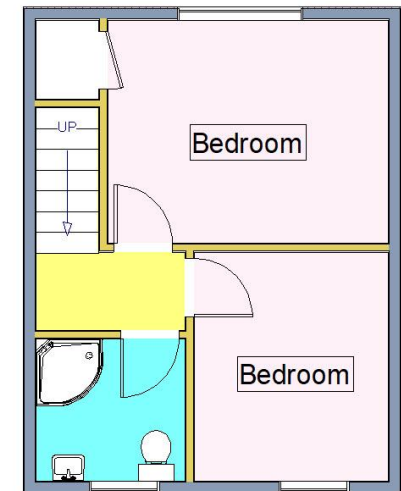
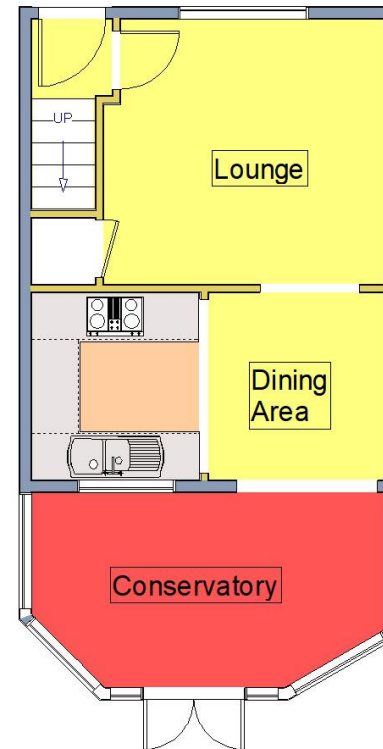
OUTSIDE The property is set back from the road and is accessed via a pathway. The front garden is laid to lawn with a shared pathway leading to the entrance door.

To the rear of the property there is a low maintenance style garden which is south/easterly facing with a shingles and patio area with a covered verandah at the bottom of the garden with a rear access gate.

GARAGE Situated in a block, with up and over door. Parking space available for one car.

COUNCIL TAX Band 'B'





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	62
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		79
EU Directive 2002/91/EC		
www.epc4u.com		