



21 Cavendish Road, Felixstowe IP11 2AR

£295,000 FREEHOLD

Located a short distance away from Felixstowe seafront and promenade is this double bay fronted three storey five-bedroom Victorian family home.

In addition to the five bedrooms the property benefits from three reception rooms, a courtyard style rear garden, gas central heating and double glazed windows throughout.

The accommodation in brief comprises entrance hall, lounge, dining room, breakfast room, kitchen. On the first floor are four bedrooms and a family bathroom with separate cloakroom and on the second floor is bedroom number five.

Located a short distance away from the seafront the property is also within close proximity of Felixstowe town centre, being just over a mile away.

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

STORM PORCH WITH ENTRANCE DOOR

Opening into :-

ENTRANCE HALLWAY 22' 4" x 5' 11" (6.81m x 1.8m)

Black and white chequered tiled flooring, radiator, stairs leading up to the first floor, under stairs storage and doors to :-

LOUNGE 19' 8" x 12' 6" (6m x 3.81m)

Bay window to the front aspect, radiator, TV point, gas coal effect feature fireplace with surround.

DINING ROOM 11' 6" x 10' 6" (3.51m x 3.2m)

Radiator, window to rear aspect, feature fireplace with surround.

BREAKFAST ROOM 10' 5" x 9' 11" (3.18m x 3.02m)

Laminate flooring, radiator, window to side aspect, under stairs storage cupboard, opening into :-

KITCHEN 9' 11" x 8' 6" (3.02m x 2.59m)

Fitted worktops with a tiled splashback, fitted storage units above and matching storage units and drawers below, stainless steel one and a half bowl sink unit with mixer tap and single drainer, space and plumbing available for washing machine, space for freestanding cooker, tiled flooring, windows and door to rear aspect.

FIRST FLOOR LANDING

Stairs leading up to the second floor with under stairs store cupboard and doors to :-

BEDROOM ONE 16' 6" into the bay x 10' 7" (5.03m x 3.23m)

Laminate flooring, radiator, bay window to front aspect, door opening out onto :-

BALCONY

Facing front aspect, wrought iron railings.

BEDROOM TWO 11' 6" x 10' 6" (3.51m x 3.2m)

Radiator, window to rear aspect.

BEDROOM THREE 10' x 8' 4" (3.05m x 2.54m)

Window to rear aspect, cupboard housing combi boiler.

BEDROOM FOUR 9' 3" x 5' 11" (2.82m x 1.8m)

Radiator, window to front aspect.

BATHROOM 7' 1" x 6' 6" (2.16m x 1.98m)

Suite comprising panel bath with electric shower over, hand wash basin, part tiled walls, radiator, obscured window to side aspect.

SEPARATE CLOAKROOM

Low level WC, obscured window to side aspect.

SECOND FLOOR LANDING Velux window, door to :-

BEDROOM FIVE 17' 8" max x 12' 9" (5.38m x 3.89m)

Laminate flooring, windows to both front and rear aspect, large storage cupboard.

OUTSIDE

To the front of the property is a small front garden mainly shingled with a low brick wall to front and side boundary, gated pathway leading to the entrance door. The rear garden is courtyard style and is south facing, outside tap, enclosed by fencing with a rear access gate.

COUNCIL TAX - Band 'C'





