



48 Melford Way, Felixstowe, IP11 2UF

£170,000 FREEHOLD

Offered for sale with no onward chain and seemingly ideal for a first time buyer or investor, is this two bedroom end of terrace home located on the popular Cavendish Park development in Felixstowe.

In addition to the two bedrooms the property benefits from a south facing low maintenance rear garden and a garage located in a block.

The accommodation in brief comprises; entrance porch, lounge, kitchen/diner and conservatory. On the first floor are two bedrooms and bathroom.

The property is conveniently located within close proximity to a major supermarket, doctors surgery and pharmacy. Links to the A14 are also nearby.

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

UPVC entrance door opening into :-

ENTRANCE PORCH 5' 8" x 2' 5" (1.73m x 0.74m)

Obscured window to side aspect, meters cupboard, door to :-

LOUNGE 13' 8" x 11' 5" (4.17m x 3.48m)

Electric storage radiator, TV point, window to front aspect, stairs leading to the first floor. Double width opening into :-

KITCHEN 13' 8" x 9' 3" (4.17m x 2.82m)

Fitted worktops with 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, integrated eye level double oven, five ring electric hob with cooker hood above, space and plumbing available for both a washing machine and a dishwasher, gas fire, window to rear aspect and door to :-

CONSERVATORY 10' 7" x 8' 3" (3.23m x 2.51m)

Double glazed windows and patio doors overlooking rear garden.

FIRST FLOOR LANDING

Study area with fitted desk and shelves above, airing cupboard and doors to :-

BEDROOM ONE 13' 8" into the wardrobe x 8' 3" (4.17m x 2.51m)

Window to front aspect, fitted wardrobes with sliding doors, shower cubicle with electric shower over.

BEDROOM TWO 9' 3" x 8' 1" (2.82m x 2.46m)

Window to rear aspect, access to loft space.

BATHROOM 5' 6" x 5' 4" (1.68m x 1.63m)

Avocado suite comprising low level WC, hand wash basin, panelled bath with mixer tap and tiled surround, electric heated towel rail, extractor, obscured window to rear aspect.

REAR GARDEN

South facing rear garden which is relatively low maintenance as there is a patio throughout, enclosed by fencing, storage shed, side access gate.

GARAGE

Situated in a block, pitched roof garage with up and over door.

COUNCIL TAX

Band 'B'





