



26 Cavendish Road, Felixstowe, IP11 2AR

£225,000 FREEHOLD

Located within close proximity of Felixstowe seafront is this rarely available two double bay fronted spacious four bedroom family home in need of modernisation.

In addition to the four double bedrooms the accommodation briefly comprises entrance hallway, three reception rooms, kitchen. Upstairs are four bedrooms and a shower room and cloakroom. Additionally there is a generous sized rear garden.

The property was built in 1926 and we believe the original builder had built this property for his daughters and is the biggest in the row on the street.

The property is conveniently located within a short walk from the promenade and sea, pier, Beach Street with live entertainment and varied eateries and also within approximately half a mile from Felixstowe's main town centre shopping thoroughfare.

A viewing is highly recommended to appreciate the potential on offer.

UPVC DOUBLE GLAZED ENTRANCE DOOR Opening into :-

ENTRANCE HALLWAY 14' 11" x 5' 11" (4.55m x 1.8m)

Stairs leading up to the first floor with an understairs storage cupboard, doors to:

LOUNGE 17' into the bay 2" x 14' 2" (5.23m x 4.32m)

TV point, bay window to the front aspect.

SITTING ROOM 14' 2" into the bay x 14' 2" (4.32m x 4.32m)

Bay window to the front aspect.

DINING ROOM 14' 2" x 10' 11" (4.32m x 3.33m)

Laminate flooring, gas fire, window to rear aspect, sliding door into :-

KITCHEN 13' 10" x 7' 10" (4.22m x 2.39m)

Fitted worktops and a tiled splashback, wooden fitted storage units above and matching storage units and drawers below, stainless steel sink unit with mixer tap and single drainer, space and plumbing available for a washing machine, further spaces available for under counter fridge and further space for cooker, window to rear aspect, door to outside.

FIRST FLOOR LANDING Airing cupboard, gas fire, window to front aspect, doors to :-

BEDROOM ONE 14' 4" into the bay x 13' (4.37m x 3.96m)

Bay window to the front aspect, fitted wardrobes.

BEDROOM TWO 14' 4" into bay x 13' 1" (4.37m x 3.99m)

Bay window to the front aspect, fitted wardrobe.

BEDROOM THREE 14' 3" x 10' 11" (4.34m x 3.33m)

Window to rear aspect.

BEDROOM FOUR 10' 11" x 10' 8" (3.33m x 3.25m)

Window to rear aspect.

SHOWER ROOM 7' 7" x 6' (2.31m x 1.83m)

Hand wash basin, storage cupboard below, double width walk in shower with electric shower over, obscured window to rear aspect.

SEPARATE CLOAKROOM

High level WC, obscured window to rear aspect.

OUTSIDE

To the front of the property is a low maintenance front garden which is mainly shingled and a low brick wall to front boundary with a pathway leading to entrance door.

The rear garden is enclosed by fencing, is mainly laid to lawn with established shrub and plant border, patio area and garden path leading to the rear access gate, storage shed, additionally there is a brick built store and an outside toilet.

AGENT NOTE

The property is flat roofed, we understand from the current owner the roof was re-felted in 2024 and has a 20 year lifespan.

Please note, although there are gas fireplaces in several of the rooms, the chimneys have been capped off so these now no longer work.

COUNCIL TAX Band 'C'







