



**42 Cobbold Road, Felixstowe, IP11 7EL**

**£410,000 FREEHOLD**

**Located within the heart of Felixstowe town centre, a double bay fronted semi-detached five-bedroom Victorian family home with the added benefits of a garage and carport.**

In addition to the five bedrooms the property benefits from two reception rooms, a utility room and two bathrooms.

The accommodation is set over three floors and briefly comprises entrance hall, cellar, lounge, dining room, kitchen/breakfast room, utility room, cloakroom. On the first floor are three bedrooms and a family bathroom. On the second floor there are two further 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.

Being in the town centre the property is conveniently located within close proximity to a parade of shops and amenities with the seafront also nearby

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

**ENTRANCE DOOR** - Opening into :-

**ENTRANCE HALLWAY 24' 4" x 5' 5" (7.42m x 1.65m)**

Chequered style tiled flooring, radiator, stairs leading up to the first floor, access door down to the cellar, and doors to :-

**LOUNGE 16' 1" into the bay x 12' 2" (4.9m x 3.71m)**

Bay window to front aspect, radiator, TV point, open fireplace with surround.

**DINING ROOM 12' 9" x 10' 7" (3.89m x 3.23m)**

Radiator, windows and door to rear aspect, decorative feature fireplace.

**KITCHEN/BREAKFAST ROOM 20' 1" x 10' 10" (6.12m x 3.3m)**

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 a dishwasher and further spaces available for under counter fridge and freezer, eye level double oven, five ring gas hob with cooker hood above, two radiators, two windows to side aspect, door to outside and door to :-

**UTILITY ROOM**

Space and plumbing available for a washing machine, obscured window to rear aspect, Ideal Classic boiler, radiator, door to :-

**CLOAKROOM**

Suite comprising low level WC, hand wash basin, obscured window to rear aspect.

**FIRST FLOOR LANDING**

Radiator, stairs leading up to the second floor and doors to :-

**BEDROOM ONE 16' 7" x 16' 2" into the bay (5.05m x 4.93m)**

Bay window to front aspect with additional window to front aspect, radiator.

**BEDROOM TWO 14' 5" x 10' 10" (4.39m x 3.3m)**

Radiator, window to rear aspect, original feature fireplace.

**BEDROOM THREE 12' 9" x 10' 7" (3.89m x 3.23m)**

Radiator, window to rear aspect, original feature fireplace.

**BATHROOM 10' 3" x 5' 10" (3.12m x 1.78m)**

Suite comprising low level WC, hand wash basin, P-shaped bath with electric shower over, tiled walls, tiled flooring, radiator, extractor, obscured window to side aspect.



## SECOND FLOOR LANDING

Velux window, access to loft space, radiator, doors to :-

## BEDROOM FOUR 12' x 10' 6" (3.66m x 3.2m)

Radiator, two windows to front aspect.

## BEDROOM FIVE 12' 11" x 10' 9" (3.94m x 3.28m)

Radiator, velux window, further window to side aspect, original decorative feature fireplace.

## SHOWER ROOM 13' 8" max x 7' 3" (4.17m x 2.21m)

Suite comprising low level WC, hand wash basin, double width shower cubicle, radiator, velux window to front aspect, tiled flooring, original decorative feature fireplace.

## OUTSIDE

To the front of the property there is a low brick wall to the front boundary, the remainder of the front garden is pebbled with an established shrub and plant border with a garden path leading to the open arched entrance.

The rear garden of the property is enclosed by fencing, side access gate, outside light, outside socket, access to garage and carport.

## GARAGE AND CAR PORT

Accessed from Ranelagh Rd. Both with up and over doors. Garage has light and power connected, outside socket.

## COUNCIL TAX

Band 'C'











