



41 Cage Lane, Felixstowe, IP11 9BJ

£215,000 FREEHOLD

Seemingly ideal for a first time buyer and located in the popular village of Walton is this well presented and spacious two bedroom mid-terraced home.

In addition to the two bedrooms the property benefits from a west facing rear garden, modern bathroom, solar panels on the front and rear aspects of the roof and allocated off road parking.

The accommodation in brief comprises; entrance hall, lounge, kitchen/diner. On the first floor are two bedrooms and bathroom. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

The property is conveniently located within close proximity to a host of shops and amenities located on Walton High Street, local schools including Felixstowe High School are also nearby. Felixstowe town centre is less than one mile away.

Covered UPVC entrance door opening into:

ENTRANCE HALL 14' 8" x 6' 5" (4.47m x 1.96m)

Laminate flooring, radiator, stairs leading up to the first floor with an under stairs storage cupboard, additional storage cupboard. Doors to:

LOUNGE 14' 9" x 9' 9" (4.5m x 2.97m)

Radiator, window to front aspect, TV point.

KITCHEN/DINER 16' 8" x 9' 5" (5.08m x 2.87m)

Fitted worktops with fitted storage units above and matching units and drawers below. Stainless steel one and half bowl sink unit with mixer tap and single drainer. Space and plumbing available for both a washing machine and dishwasher. Further space available for free standing fridge/freezer. Integrated eye level Bosch oven with microwave/grill combi above, Bosch induction hob with cooker hood above. Two windows to rear aspect, door to outside. Radiator. Baxi combination boiler.

FIRST FLOOR LANDING

Laminate flooring, access to loft space, storage cupboard. Doors to:

BEDROOM ONE 13' 2" x 10' 6" (4.01m x 3.2m)

Radiator, window to front aspect, built in wardrobe.

BEDROOM TWO 13' 10" x 8' 3" plus door recess (4.22m x 2.51m)

Radiator, window to rear aspect, built in wardrobe.

BATHROOM 8' 1" x 5' 10" (2.46m x 1.78m)

Modern refitted four piece suite comprising; low level WC, hand wash basin with mixer tap, panelled bath with mixer tap and separate corner shower cubicle with twin shower heads. Heated towel rail, extractor, shaver point, obscured window to rear aspect.

OUTSIDE

Recessed from the road, the property has an east facing front garden which is mainly laid to lawn and enclosed by fencing. Garden path leading to entrance door. Outside lights.

The rear garden is of westerly aspect enclosed by fencing and is mainly laid to lawn with an additional patio area. Outside tap. Garden path leading to storage shed and brick built store. Rear access gate leading to car park area where there is one allocated off road parking space.

COUNCIL TAX

Band 'B'





