



4 Longcroft, Felixstowe, IP11 9QH

£220,000 FREEHOLD

Offered for sale with no onward chain and located in a quiet cul-de-sac in the popular village of Walton, is this two bedroom end of terrace home.

In addition to the two bedrooms, the property benefits from off road parking, garage, a private south/west facing rear garden and a generous sized garden to the side of the property.

The accommodation in brief comprises; entrance lobby, lounge, cloakroom, kitchen/diner. Upstairs are two bedrooms and bathroom. Heating is supplied in the form of gas fired central heating and windows are of double glazed construction.

Longcroft is a popular and quiet cul-de-sac located within close proximity to a parade of shops and amenities located on Walton High Street. Local schools including Felixstowe High School is also nearby.

With some modernisation required, a viewing is highly recommended to appreciate the potential on offer.

UPVC Entrance door opening into:

ENTRANCE LOBBY

Stairs leading up to first floor, window to side aspect, door to:

LOUNGE 11' 6" x 10' 8" (3.51m x 3.25m)

Radiator, window to front aspect, TV point.

CLOAKROOM

Suite comprising low level macerator toilet, wash hand basin.

KITCHEN/DINER 14' 8" x 8' (4.47m x 2.44m)

Fitted worktops with fitted storage units above and matching storage units and drawers below. Two circular sink units with mixer tap. Integrated oven with four ring gas hob and extractor above. Space and plumbing available for washing machine. Radiator. Cupboard housing gas boiler and hot water cylinder. Windows and Patio door to rear aspect.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE 11' 7" x 9' 5" (3.53m x 2.87m)

Radiator, window to front aspect, fitted wardrobes.

BEDROOM TWO 9' 6" x 8' 2" (2.9m x 2.49m)

Radiator, window to rear aspect.

BATHROOM 6' 2" x 6' 2" (1.88m x 1.88m)

Suite comprising; low level WC, wash hand basin, panelled bath. Part tiled walls, radiator, shaver point, obscured window to rear aspect.

OUTSIDE

The property is set back from the road and the front garden is mainly laid to lawn with an established shrub and plant border with garden path leading to the entrance door.

To the side of the property is a spacious garden mainly laid to lawn and subject to the necessary planning permissions, could offer extension potential.

The private rear garden is of south westerly aspect, enclosed by fencing and is mainly laid to lawn with an established shrub and plant border. Patio area, storage shed, outside tap.

GARAGE

Up and over door. Light and power connected.

COUNCIL TAX

Band 'B'







