



107 Maidstone Road, Felixstowe, IP11 9EE

GUIDE PRICE £175,000

Offered for sale with no onward chain and seemingly ideal as either a first time purchase or investment is this two bedroom older style end of terrace house of traditional red brick construction beneath a pitched tiled roof benefitting from modern UPVC sealed unit double glazed windows with the exception of the bathroom.

The accommodation briefly comprises lounge, inner hallway, dining room, kitchen, two first floor bedrooms and bathroom. Benefits of the property include electric Economy 7 night storage heating and a pleasant east facing enclosed rear garden.

Maidstone Road is situated in the village of Walton within close proximity to a useful parade of shops and amenities within the Walton High Street, local schools such as Felixstowe High School and St Felix Primary School are also nearby.

Agents Note

Interested applicants are advised that some general modernisation and improvement is required.

COMPOSITE DOUBLE GLAZED ENTRANCE DOOR

With leaded light stained glass panels opening to :-

LOUNGE 12' x 10' 11" (3.66m x 3.33m)

Open fireplace with pine surround brick hearth, Economy 7 night storage heater, picture rails, built in double door cupboard, UPVC sealed unit double glazed window to the front aspect, door to :-

INNER HALL

Staircase leading to the first floor and door to :-

DINING ROOM 12' x 9' 4" (3.66m x 2.84m)

Fireplace surround with tiled inset and matching hearth, gas fire (un-tested), telephone point, UPVC sealed unit double glazed window to the rear aspect, under stairs storage cupboard, laminate wood plank effect flooring, picture rail, door to :-

KITCHEN 14' 4" x 6' 11" (4.37m x 2.11m)

Fitted units comprising base cupboards and drawers with work surfaces over, inset stainless steel single drainer sink unit, tiled splashbacks, matching eye level cupboards, space and plumbing for automatic washing machine, Economy 7 night storage heater, two UPVC sealed unit double glazed windows to the side aspect, UPVC sealed unit double glazed door opening to the rear garden.

BEDROOM ONE 12' x 10' 11" (3.66m x 3.33m)

Original feature cast iron fireplace, Economy 7 night storage heater picture rail, over stairs storage cupboard, UPVC sealed unit double glazed window to the front aspect.

BEDROOM TWO 12' x 9' 5" (3.66m x 2.87m)

Original feature cast iron fireplace surround, Economy 7 night storage heater, picture rail, UPVC sealed unit double glazed window to the rear aspect.

BATHROOM 7' 10" x 6' 11" (2.39m x 2.11m)

Modern white suite comprising panelled bath with Gainsborough Elite shower over (un-tested), pedestal wash hand basin, low level WC, part tiled walls, laminate wood plank effect flooring, built in airing cupboard housing lagged hot water cylinder, pine slatted shelves, original sash window to the rear aspect (not double glazed).

OUTSIDE

To the front of the property there is an attractive cottage style garden with paving and shrub borders, picket fencing and gate leading to a pathway in turn to the entrance door.

To the rear of the property there is a pleasant cottage style garden comprising lawn, a stepping stone path, flower and shrub beds, side gate access via a shared pathway, timber storage shed, timber fencing to the boundaries. Brick built outhouse with low level WC and wash hand basin with tiled splashback.

COUNCIL TAX

Band 'B'

Address: 107 Maidstone Road, FELIXSTOWE, IP11 9EE
RRN: 2577-3955-6200-3695-8200







