



109 Maidstone Road, Felixstowe, IP11 9EE

£225,000 FREEHOLD

Seemingly ideal for a first time buyer, a well presented and modernised two bedroom end of terrace home, built in 1900.

In addition to the two bedrooms the property benefits from two reception rooms, a modern kitchen, modern shower room and a downstairs cloakroom.

The accommodation in brief comprises dining room, lounge, kitchen, cloakroom, upstairs are two 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. The property further benefits from an east facing rear garden.

The property is conveniently located within close proximity to local schooling and a host of shops and amenities located on Walton High Street.

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

UPVC DOUBLE GLAZED ENTRANCE DOOR

Opening into :-

LOUNGE 11' 11" x 11' 5" (3.63m x 3.48m)

Radiator, window to front aspect, original feature fireplace with surround and door into :-

INNER HALL

Laminate flooring, stairs leading up to the first floor and an opening into :-

DINING ROOM 11' 11" x 11' 5" (3.63m x 3.48m)

Laminate flooring, radiator, under stairs storage cupboard, gas feature fire place with surround, window to rear aspect and an opening into :-

KITCHEN 17' 7" x 7' (5.36m x 2.13m)

Modern re-fitted kitchen comprising fitted worktops with a tiled splashback, high gloss handleless storage units above and matching units and drawers below, Butler sink with mixer tap, space and plumbing available for a washing machine, dishwasher and a tumble dryer with further space available for freestanding fridge/freezer, integrated electric oven with four ring gas hob above, windows to side and rear aspect, door to outside and door to :-

CLOAKROOM

Suite comprising WC with hand wash basin in the cistern, part tiled walls, obscured window to rear aspect.

FIRST FLOOR LANDING

Access to the loft space and doors to :-

BEDROOM ONE 11' 11" x 11' 5" (3.63m x 3.48m)

Radiator, window to front aspect, Victorian style feature fireplace, built in wardrobes.

BEDROOM TWO 11' 10" x 8' 6" (3.61m x 2.59m)

Laminate flooring, radiator, fitted wardrobe, window to rear aspect.

SHOWER ROOM 9' 11" x 7' (3.02m x 2.13m)

Modern re-fitted suite comprising WC with hidden cistern, vanity wash hand basin with waterfall style mixer tap and storage unit below, double width walk in shower cubicle, with twin shower head over, part tiled walls, radiator, obscured window to rear aspect, extractor, airing cupboard housing Worcester combination boiler.

OUTSIDE

To the front of the property there is a low maintenance front garden enclosed by picket fencing with slate shingle area and a garden path leading to the entrance door.

The rear garden is of easterly aspect and is enclosed by fencing with a side access gate, there is a patio area, double outside socket, outside lighting, outside tap. The remainder of the garden is laid to artificial lawn, there is also a timber storage shed with power connected.

COUNCIL TAX

Band 'B'







