



Guide price £175,000
Cornwall Road, Felixstowe, IP11

 **2**
Bedrooms

 **1**
Bathroom



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Terraced two storey house, In need of modernisation. Popular residential location, two double bedrooms, ground floor cloakroom, large living room, upstairs bathroom, gas central heating, garden, brick built shed.

Well proportioned two bedroom terraced house in need of modernisation. The property is located in a popular residential area, within walking distance of local amenities. The rooms are of a fair size and there is a fully enclosed back garden. Other benefits include gas central heating, downstairs cloakroom and UPVC double glazing. The property is ideal for those looking for a fixer-upper home they can put their own mark on, or as an affordable rental investment.

Entrance Hallway

Glass panelled wooden front entrance door opens into the entrance hallway, with radiator, stairs up to the first floor and doors to:

Kitchen 3.65m x 2.90m (12' x 9' 6")

Front aspect window, radiator, Vokera wall mounted gas boiler, kitchen units with worktop over, stainless steel kitchen sink.

Cloakroom 1.96m x 0.74m (6' 5" x 2' 5")

Small high level window to front aspect, hand wash basin and WC.

Reception Room 4.84m x 3.64m (15' 11" x 11' 11")

Large room overlooking the back garden. Door and windows to rear aspect, radiator.

Top Landing

High level window to rear aspect, airing cupboard housing the hot water cylinder, door to loft storage area, additional doors to:

Bedroom One 4.86m x 2.72m (15' 11" x 8' 11")

Window to rear aspect, radiator.

Bedroom Two 4.61m x 2.70m (15' 1" x 8' 10")

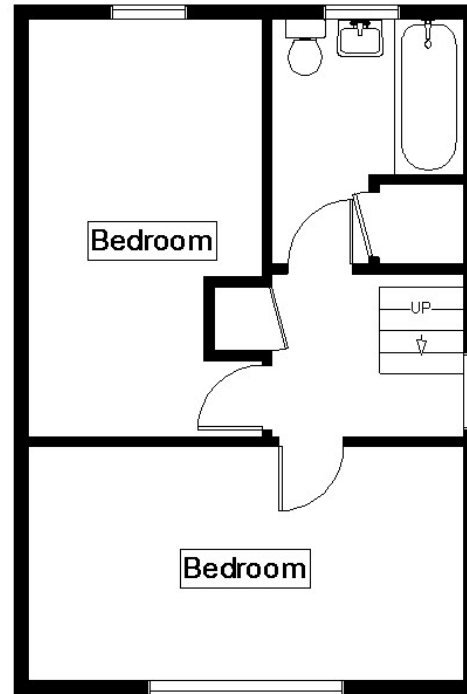
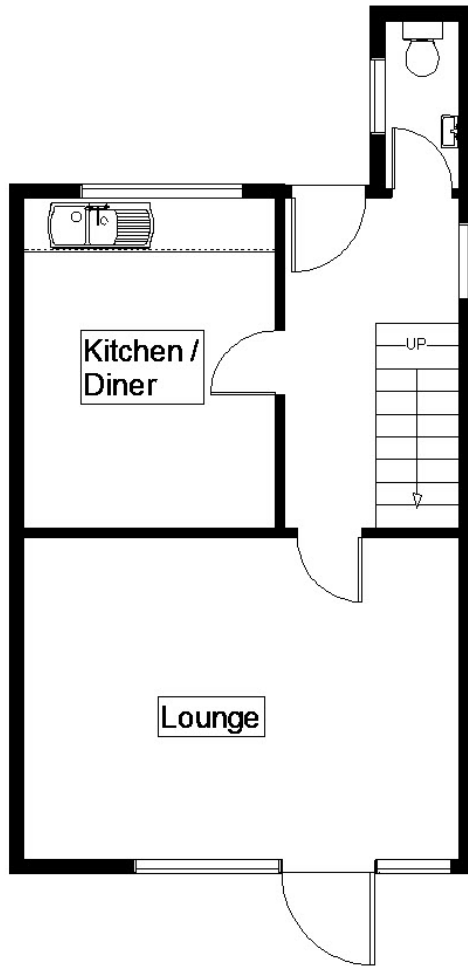
Window to front aspect, radiator.

Bathroom 2.81m x 2.03m (9' 3" x 6' 8")

Opaque glass window to front aspect, bath, WC, wash basin, built in storage cupboard.

Out building 3.05m x 1.78m (10' x 5' 10")

There is a brick built outbuilding at the front of the property and a front garden. The back garden is mainly laid to lawn, with a paved patio area, wood panel fencing to one side and hedging to the other edge.



| Energy Efficiency Rating | | |
|--|-----------|-------------------------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | 87 |
| (69-80) C | | |
| (55-68) D | 57 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

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