



Guide price £250,000
10 Cowley Road, IP11



3

Bedrooms



1

Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
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Wainwrights presents this three-bedroom end of terrace home, ideally located on Cowley Road, just a short distance from Felixstowe town centre. Offered with no onward chain, the property features a generous through lounge/diner, kitchen, conservatory, and three well-proportioned bedrooms, providing plenty of scope to modernise and create a lovely family home.

Externally, the house benefits from a good-sized front garden with potential for off-road parking (subject to planning permission), and a west-facing rear garden with pedestrian side access.

With double glazing, gas central heating, loft and cavity wall insulation, and a Baxi boiler installed in 2018, this property offers a solid foundation for improvement. An excellent opportunity for first-time buyers, investors, or anyone looking to add value in a convenient and sought-after part of Felixstowe.

Outside Front

A concrete path leads directly from the pavement to the modern composite front door. The generous front garden features a raised and paved patio area, bordered with planting areas containing a variety of flowering plants. There is a wooden fence to one side and a brick wall to the other. (Subject to the necessary planning permissions, the front garden may offer potential for off-street parking.)

Entrance Hallway 3.50m x 0.90m (11' 6" x 2' 11")

Entered via a decorative leaded double-glazed composite door, the hallway is carpeted and includes coving to the ceiling, a radiator, wall-mounted thermostatic heating control, and stairs rising to the first floor. Doors lead to:

Lounge/Diner 6.85m x 3.32m (22' 6" x 10' 11") at widest

A spacious through lounge and dining area featuring a UPVC double-glazed bay window to the front and an additional double-glazed window to the rear aspect. Includes a feature fireplace with decorative wooden mantelpiece and surround, carpet flooring, coving to the ceiling, feature ceiling lights, radiator, and a glazed panelled wooden door leading through to the kitchen.

Kitchen 3.58m x 2.63m (11' 9" x 8' 8")

Fitted with a range of eye-level and base units with marble-effect laminate worktops, stainless steel single drainer sink with mixer tap, inset four-burner electric hob with integrated oven and grill, and space for a fridge-freezer. The kitchen also benefits from vinyl flooring, radiator, partially tiled walls, timber-clad ceiling, and windows to the rear and side aspects. A half-glazed door leads to the conservatory. There is also a useful under-stairs cupboard housing the gas meter.

Conservatory 3.17m x 1.60m (10' 5" x 5' 3")

A lean-to conservatory with half-height brick walls and UPVC double-glazed windows to two sides, plus a half-glazed back door leading to the garden. Features vinyl flooring and plumbing for a washing machine.

First floor landing 5.00m x 1.60m (16' 5" x 5' 3") at widest

Carpeted stairs with wooden handrail lead to the first-floor landing, which includes an airing cupboard housing the hot water cylinder, a small cupboard containing the electrical consumer unit and meter, loft access (insulated), and doors to:

Master Bedroom 3.88m x 3.75m (12' 9" x 12' 4") to front of wardrobe and into the bay

Spacious double bedroom with UPVC double-glazed bay window to front aspect, radiator, carpet flooring, coving to ceiling, and built-in wardrobes.

Bedroom Two 3.22m x 2.62m (10' 7" x 8' 7") at widest and longest

UPVC double-glazed window to the rear aspect, radiator, coving to ceiling, and carpet flooring.

Bedroom Three 2.66m x 2.10m (8' 9" x 6' 11")

Single bedroom with UPVC double-glazed window to rear aspect, radiator, coving to ceiling, carpet flooring, and wall-mounted Baxi boiler.

Bathroom 2.41m x 1.78m (7' 11" x 5' 10")

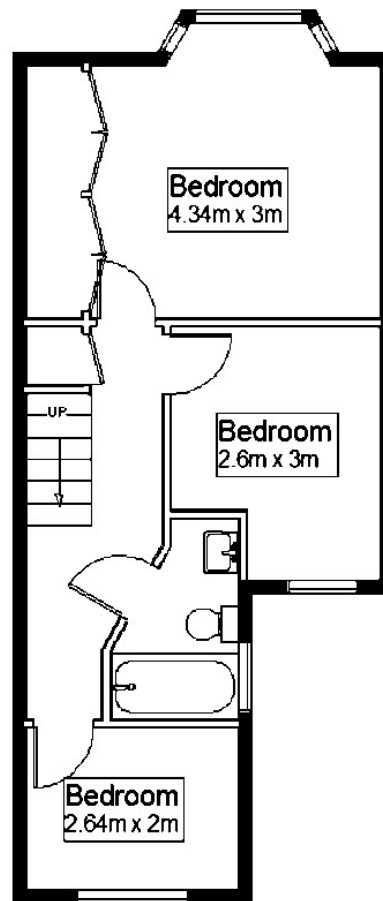
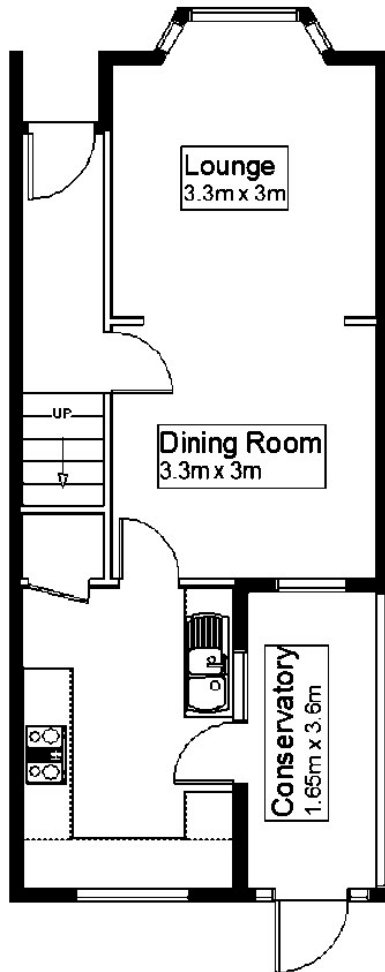
Fitted with a panelled bath including mixer tap and wall-mounted thermostatic shower with glass screen, hand wash basin, and WC. Also includes a chrome towel rail, vinyl flooring, and a UPVC double-glazed window to the side aspect.

Back garden 9.59m x 4.87m (31' 6" x 16')

A west-facing garden with a paved patio area adjacent to the house and stepping stone pathway leading to the rear. The remainder of the garden is laid to topsoil, offering great potential for landscaping. Boundaries include wooden fencing and a wall to one side, with wood panel fencing and concrete posts to the rear. There is also padestrian access via a lockable gate, to St. Andrews Road from the rear of the garden.

Additional Information

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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