



**Cornwall Road, Felixstowe, IP11 9EW**

william  
h brown

**welcome to**

## **Cornwall Road, Felixstowe**

This pleasant, end of terrace home is situated in the popular seaside town of Felixstowe and benefits from three bedrooms, a lounge/diner, a modern kitchen, a ground floor cloakroom, a 1st floor shower/wet room and a garage en bloc.



**Lobby**

13' 7" x 5' 7" ( 4.14m x 1.70m )

Front door, double glazed window to the front, internal double glazed window to the kitchen, wood effect flooring, a door to the hall and one radiator.

**Entrance Hall**

Carpet flooring, one radiator and stairs up to the first floor.

**Cloakroom**

Double glazed window to the side, low level WC, wash hand basin and wood laminate flooring.

**Utility**

10' x 5' 8" ( 3.05m x 1.73m )

Double glazed window to the side, space for washing machine, one radiator and fitted worktop surface.

**Kitchen**

11' 8" x 9' 6" ( 3.56m x 2.90m )

Double glazed window to the front, vinyl flooring, one radiator, a stainless steel sink plus drainer and chrome mixer tap, an integrated oven with electric hob and extractor hood, space for dishwasher, eye and base level units in white with black marble effect worktop surfaces and a wall mounted, gas fired combi boiler.

**Lounge/Diner**

16' x 12' ( 4.88m x 3.66m )

Patio doors to the garden, two radiators, space for a small table and chairs, TV point and carpet flooring.

**First Floor Landing**

Double glazed window to the rear, a storage cupboard, one radiator and carpet flooring.

**Master Bedroom**

15' max x 9' max ( 4.57m max x 2.74m max )

Double glazed window to the front, one radiator and carpet flooring.

**Bedroom Two**

8' 9" x 7' 9" ( 2.67m x 2.36m )

Double glazed window to the rear, one radiator and carpet flooring.

**Bedroom Three**

8' 9" x 7' 7" ( 2.67m x 2.31m )

Double glazed window to the rear, one radiator and carpet flooring.

**Shower/Wet Room**

Double glazed window to the front, vinyl flooring, fully tiled walls, a wall mounted shower, chrome heated towel rail and an enclosed WC with matching a vanity sink.

**Outside:****Garage En Bloc**

16' 3" x 7' 8" ( 4.95m x 2.34m )

An up and over door, power, light and a door to the rear.

**Front Garden**

Approached via a pedestrian walk way with a fenced border, shrubs and a pathway to the front door.

**Rear Garden**

A lawned area, mature shrubs, a shed and a paved pathway leading to the rear.



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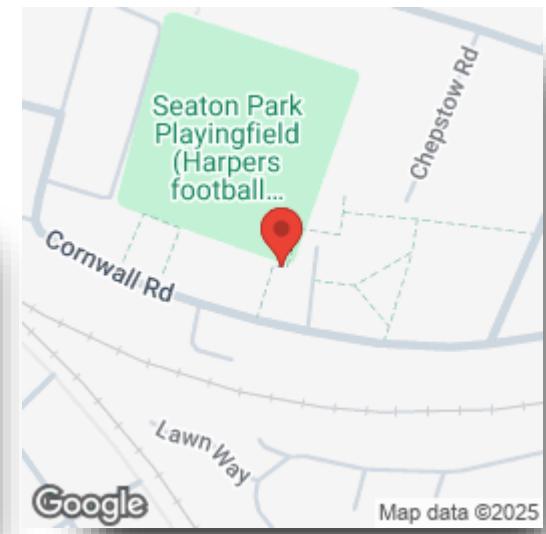
## Cornwall Road, Felixstowe

- Three bedrooms
- Lounge/diner
- Modern kitchen
- Ground floor cloakroom & 1st floor shower/wet room
- Garage en bloc

Tenure: Freehold EPC Rating: E

Council Tax Band: B

**£215,000**



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