



110 Cornwall Road, Felixstowe, IP11 9EW

£175,000 FREEHOLD

Offered for sale with no onward chain and seemingly ideal for a first time buyer or buy to let investor is this spacious two bedroom mid terrace home in need of modernisation.

The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen, two double bedrooms, first floor bathroom and external outhouse.

Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction. The property is accessed via a walkway leading from Cornwall Road and overlooks greensward to the rear.

The property benefits from recently having been re-painted and newly laid carpets on the first floor, and replacement windows throughout.

A viewing is highly recommended to appreciate the potential on offer.

UPVC DOUBLE GLAZED ENTRANCE DOOR

Opening into :-

ENTRANCE HALLWAY 10' 6" x 5' 10" (3.2m x 1.78m)

Stairs leading up to the first floor, storage cupboard, radiator and doors to :-

CLOAKROOM

Suite comprising low level WC, hand wash basin with mixer tap, vinyl flooring, window to side aspect.

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

Laminate flooring, radiator, TV point, windows and door to rear aspect.

KITCHEN 11' 10" x 9' 8" (3.61m x 2.95m)

Fitted worktops with a tiled splashback, fitted storage units above and matching units and drawers below, inset composite one and a half bowl sink unit with mixer tap and single drainer, space and plumbing available for a washing machine, gas and electric cooker point, radiator, laminate flooring, window to front aspect.

FIRST FLOOR LANDING

Newly laid carpets, access to the loft space, storage cupboard, window to rear aspect and doors to :-

BEDROOM ONE 16' x 9' (4.88m x 2.74m)

Newly laid carpets, radiator, window to rear aspect overlooking greensward.

BEDROOM TWO 15' x 9' (4.57m x 2.74m)

Newly laid carpets, radiator, window to front aspect.

BATHROOM 9' x 6' 7" (2.74m x 2.01m)

Suite comprising low level WC, wash hand basin, panel bath with mixer tap and shower attachment, part tiled walls, laminate flooring, radiator, built in over stairs storage cupboard, obscured window to front aspect.

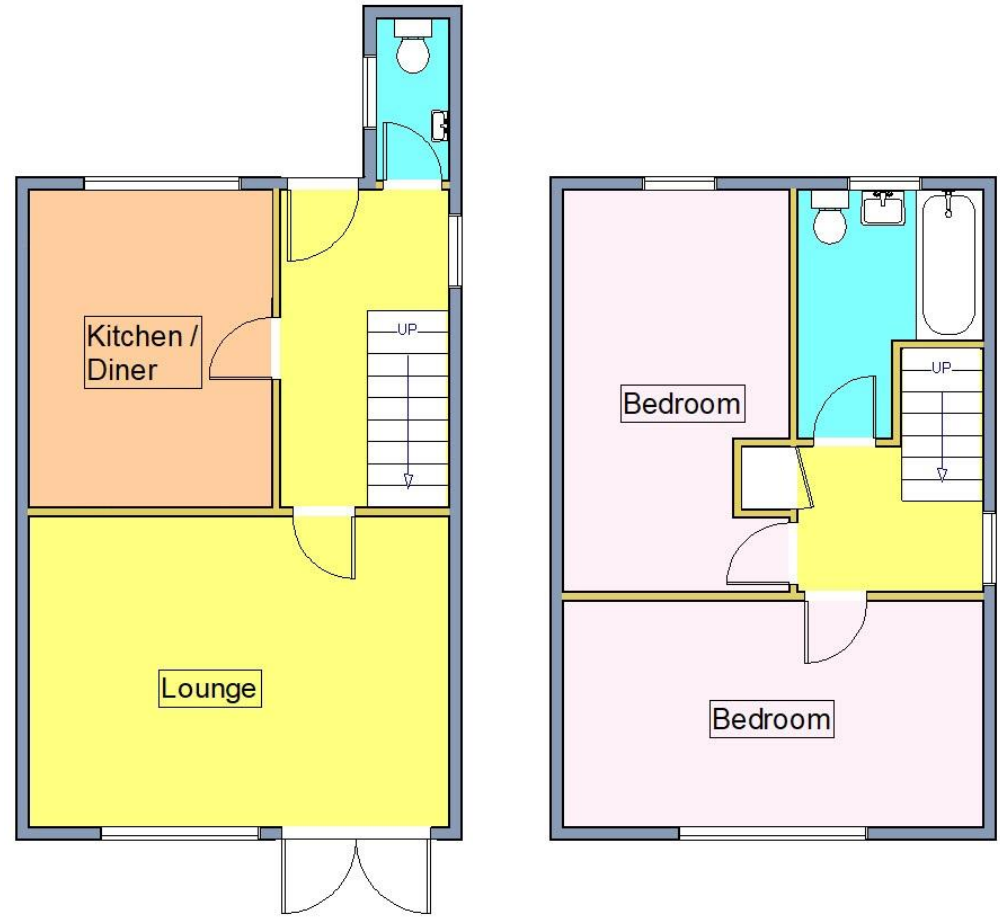
OUTSIDE

The property is approached via a walkway with a wooden gate opening into the front garden which measures 20'2" x 10'4". Bin store area, cold water tap, brick outhouse measuring 10' x 5'10" with gas and electricity meters, wall mounted Baxi combination gas fired boiler.

To the rear of the property there is a small courtyard style garden with fencing and a gate opening to the open greensward.

COUNCIL TAX

Band 'B'



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

