



Cornwall Road | | Felixstowe | IP11 9EP

£220,000

NICHOLAS  
— ESTATES —



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£220,000

A three bedroom mid-terrace house, requiring modernisation and updating, situated within walking distance of Walton high street, providing a good selection of shops and local facilities and benefits a fully enclosed south facing rear garden.

- Mid Terrace House
- Kitchen/Dining Area
- No Onward Chain
- Three Bedrooms
- Fully Enclosed South Facing Garden
- Modernisation & Updating Required

#### Entrance Hall

Front aspect double glazed doors, front aspect double glazed window, carpet, radiator, under stair storage cupboard, stairs to 1st floor and doors to;

#### Lounge

13'6 x 10'9 (4.11m x 3.28m)

Rear aspect double glazed sliding door, carpet, fireplace with gas fire, door to;





A three bedroom mid-terrace house, requiring modernisation and updating, situated within walking distance of Walton high street, providing a good selection of shops and local facilities and benefits a fully enclosed south facing rear garden. The accommodation comprises, entrance hall, kitchen/diner and lounge, the first floor offers the main bedroom, two further bedrooms and family bathroom. Outside the property



## Dining Area

10'9 x 9'0 (3.28m x 2.74m)

Rear aspect double glazed window, radiator, carpet and breakfast bar, open to;

## Kitchen

11'1 x 10'9 (3.38m x 3.28m)

Front aspect double glazed window, wood effect vinyl flooring, radiator, work surface stainless steel sink & drainer, space for washing machine, wall and base mounted units and side aspect double glazed door to side passage.

## Landing

Front aspect double glazed window, carpet, loft access and airing cupboard with gas fired combi-boiler, doors to;

## Bedroom 1

15'6 x 11'0 (4.72m x 3.35m)

Rear aspect double glazed window, radiator, carpet and built in cupboard.

## Bathroom

Front aspect double glazed window, tiled walls, low level flush w/c, hand wash basin, radiator, wood effect floor and panelled bath with shower over.

## Bedroom 2

12'0 x 9'4 (3.66m x 2.84m)

Rear aspect double glazed window, carpet, radiator and built in cupboard

## Bedroom 3

9'9 x 8'7 (2.97m x 2.62m)

Front aspect double glazed window, carpet and radiator.

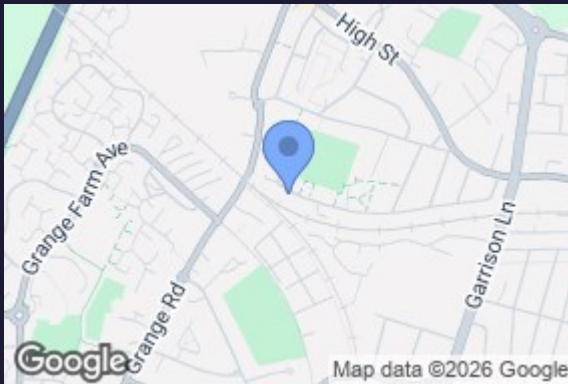
## Outside

Lawned frontage and pathway to front door and side passage. To the rear the garden is laid to lawn with paved patio.

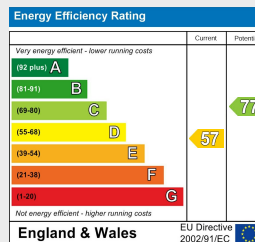
## Outhouse

11'3 x 6'1 (3.43m x 1.85m)

Front aspect door, rear aspect window, power & light.



Council Tax Band **B**    EPC Rating **D**



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