



## 27 Chelsworth Road, Felixstowe, IP11 2UP

**£235,000 FREEHOLD**

An exceptionally well presented two-bedroom property of traditional brick cavity wall construction beneath a tiled roof, situated on Felixstowe's Cavendish Park development and benefitting from garage, re-fitted kitchen and an enclosed rear garden

In addition to the two bedrooms further accommodation consists of entrance porch, lounge, a re-fitted kitchen / dining room, UPVC double glazed conservatory / utility room and a modern re-fitted first floor bathroom.

Heating is supplied in the form of gas fired central heating to radiators via a combi boiler installed in November 2024 and all windows are of double glazed construction installed in 2022.

Externally, to the rear aspect is a pleasant enclosed garden and the property also benefits from off-street parking with brick built garage.

**UPVC DOUBLE GLAZED ENTRANCE DOOR**

Leading to :-

**ENTRANCE PORCH 6' 3" x 3' 6" (1.91m x 1.07m)**

Combination boiler serving domestic hot water supply and central heating, built-in meter cupboard, door leading to:

**LOUNGE 13' 6" x 11' 7" (4.11m x 3.53m)**

Radiator, staircase leading to first floor landing, double glazed window to front aspect, double glazed French doors opening on to rear garden, throughway leading to:

**KITCHEN / DINING ROOM 13' 6" x 9' 5" (4.11m x 2.87m)**

Re-fitted and comprising sink unit with cupboards under, range of fitted drawers, cupboards, units and work surfaces. Built-in double oven & hob, integrated dishwasher. Integrated fridge & freezer, radiator, double glazed window to front aspect, double glazed door leading to:

**CONSERVATORY / UTILITY ROOM 10' 1" x 7' 2" (3.07m x 2.18m)**

Of UPVC double glazed construction, plumbing for automatic washing machine, space for tumble dryer, double glazed door leading to outside.

**FIRST FLOOR LANDING**

Built in storage cupboard, doors leading to :-

**BEDROOM 1 11' 3" plus wardrobe recess x 8' 4" (3.43m x 2.54m)**

Radiator, double glazed window to front aspect.

**BEDROOM 2 9' 5" x 8' 4" (2.87m x 2.54m)**

Over-stairs wardrobe, radiator, double glazed window to rear aspect. Access to loft space.

**BATHROOM 5' 6" x 5' 3" (1.68m x 1.6m)**

Re-fitted with a modern suite comprising panelled bath with mixer tap and shower over, low level WC, wash hand basin with mixer tap and storage cupboard beneath. Heated towel rail / radiator, double glazed window to front aspect.

**OUTSIDE**

The property benefits from a pleasant enclosed rear garden that is mainly lawned, has a patio area, storage shed. Side and rear access gates.

The property also benefits from a brick-built garage situated to the rear of the property in a block of three.

**TENURE**

Freehold.

**COUNCIL TAX**

Band 'B'











