



29b Cavendish Road, Felixstowe, IP11 2AR

£125,000 LEASEHOLD

Offered for sale with no onward chain and seemingly ideal for either investment or first-time purchase is this Victorian single bay fronted self contained ground floor apartment situated a few minutes walk from Felixstowe's seafront and promenade.

The accommodation briefly comprises communal entrance hall, lounge, inner hallway, bedroom, separate dining room, kitchen and shower room.

Further benefits include UPVC sealed unit double glazed windows, gas fired central heating via radiators and an independent area of garden located to the rear.

The property is located within a few minutes walk to the sea and promenade, Beach Street and The Pier and is less than three quarters of a mile from the southern most end of Felixstowe's main town centre shopping thoroughfare with a variety of local and national facilities available.

COMMUNAL STORM PORCH

With communal UPVC sealed unit double glazed entrance door opening to :-

COMMUNAL ENTRANCE HALL

With a personal door opening to :-

LOUNGE 16' 2" into bay reducing to 13' 2" (4.93m x 4.01m)

Feature fireplace with original surround, radiator, UPVC sealed unit double glazed bay window to the front aspect.

INNER HALLWAY

Laminate wood plank effect flooring, under stairs storage cupboard.

BEDROOM 10' 6" max x 11' 6" max reducing to 8' (3.2m x 2.44m)

TV point, radiator, UPVC sealed unit double glazed window to the rear aspect.

DINING ROOM 10' 4" x 10' 6" (3.15m x 3.2m)

Radiator, wood plank effect flooring, UPVC sealed unit double glazed window to the side aspect, door to :-

KITCHEN 8' 7" x 6' 8" (2.62m x 2.03m)

Fitted with a range of modern units comprising base cupboards and drawers with work surfaces over, inset stainless steel single drainer sink unit with mixer tap, tiled splashbacks, matching eye level cupboards, built in electric oven and four ring hob, stainless steel extractor hood over, tiled flooring, space and plumbing for automatic washing machine, UPVC sealed unit double glazed windows to the rear and side aspect, UPVC sealed unit double glazed door opening to the rear garden.

SHOWER ROOM

Modern white suite comprising pedestal wash hand basin, low level WC, tiled shower cubicle with glazed door and mixer shower, extractor fan, chrome heated towel rail/radiator, fully tiled walls, tiled floor, UPVC sealed unit double glazed window to the rear aspect.

OUTSIDE

Small, fenced garden to the front.

To the rear of the property there is an individual paved garden area specifically for use of the ground floor property and to the rear boundary there is a shared gated access.

TENURE - LEASEHOLD

Remainder of 125-year lease commencing 1991

GROUND RENT :

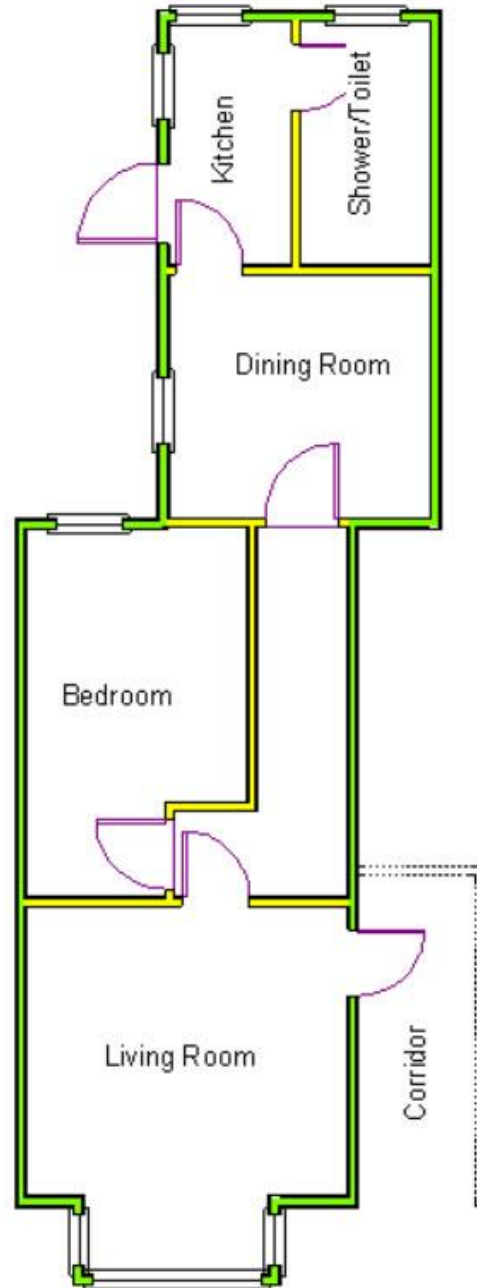
£250 p.a.

SERVICE CHARGE :

On an ad-hoc basis, costs are split 50/50 between 29a and 29b.

COUNCIL TAX

Band 'A'





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		