



## 56 Chelsworth Road, Felixstowe, IP11 2UP

**£152,500 FREEHOLD**

Offered for sale with no onward chain a modern clipper style property seemingly ideal for a first-time purchase or investment, constructed in the late 1980s by Messrs Wilcon Homes Ltd.

The accommodation briefly comprises entrance hall, bathroom, open plan lounge/kitchen and mezzanine style first floor bedroom.

Benefits of the property include the installation of full gas fired central heating via radiators with a combination boiler, an allocated off street car parking space and fully enclosed private garden leading from the lounge.

The property is situated in a residential cul-de-sac on the Cavendish Park development convenient for Morrisons supermarket, Felixstowe Port & Dock complex and is within approximately one and a quarter miles from the main town centre with a considerable selection of national and high street stores, restaurants and cafes available.

#### **UPVC SEALED UNIT DOUBLE GLAZED ENTRANCE DOOR**

Opening to :-

#### **ENTRANCE HALL**

Glazed double doors opening to the lounge and door to :-

#### **BATHROOM**

Modern white suite comprising P-shaped panel bath with Aqualisa shower over, pedestal wash hand basin, low level WC, chrome heated towel rail/radiator, tiled walls, extractor fan, UPVC sealed unit double glazed window to the front aspect.

**OPEN PLAN LOUNGE/KITCHEN 18' 6" max reducing to 12'4 x 13'4" max reducing to x 10' 7" (5.64m x 3.23m)**

**LOUNGE AREA 13' 4" max reducing to 10'6" x 9' 6" (4.06m x 2.9m)**

Tiled floor, radiator, TV point, useful under stairs recess, staircase leading to the first floor, UPVC sealed unit double glazed french doors opening onto the private enclosed garden. Open plan to :-

**KITCHEN AREA 8' 4" x 6' 6" (2.54m x 1.98m)**

Fitted with a modern range of wood grain effect units with brushed stainless steel handles 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 stainless steel single oven, electric ceramic four ring hob, stainless steel canopy style extractor hood over, space and plumbing for automatic washing machine, space for tall fridge/freezer, tiled floor.

**MEZZANINE STYLE BEDROOM 13' 4" max reducing to 11' to face of wardrobes x 8' 6" (4.06m x 2.59m)**

Radiator, built in double door wardrobe cupboards, built in cupboard housing wall mounted Viessman gas fired combination boiler, access to loft space, Velux window.

#### **OUTSIDE**

To the front of the property there is an open plan area of garden laid to lawn, pathway leading to the entrance door, adjacent brick built storage cupboard, one allocated car parking space, trellis with climbing rose.

To the side of the property there is a wooden gate enabling access to a fully enclosed private garden being mainly paved with shrub borders, also accessed via UPVC sealed unit double glazed french doors from the living room.

#### **COUNCIL TAX**

Band 'A'

#### **AGENT'S NOTE**

There is a separate small uncultivated piece of garden that is also within the deeds of the property, located a short distance from the house.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		89
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



