



4 Granville Road, Felixstowe, IP11 2AT

£399,950 FREEHOLD

Offered for sale with no onward chain, a unique opportunity to acquire a rarely available Edwardian nine bedroom, four storey semi detached home, in need of modernisation.

In addition to the nine bedrooms the property benefits from three bathrooms, two reception rooms, two kitchens, two balconies and off road parking.

Granville Road is short distance from the beach seafront, with parade of amusements, family activities, bars and eateries, as well as the Felixstowe Pier with it's Boardwalk cafe/bar. The Town Centre is located approximately 1.5 miles away.

The property boasts 2432 sqft of flexible accommodation with potential for a range of different uses so an internal viewing is highly recommended.

STEPS LEADING UP TO

ENTRANCE DOOR Opening into :-

ENTRANCE PORCH With window to side aspect and door to :-

ENTRANCE HALLWAY 15' x 7' 4" (4.57m x 2.24m)

Original wood flooring, radiator, stairs leading up to first floor with further stairs leading down to lower ground floor and doors to :-

LOUNGE 18' 3" into the bay x 13' (5.56m x 3.96m)

Laminate flooring, radiator, bay window to front aspect, original feature fireplace, door to :-

BALCONY

Wrought iron railing overlooking the front of the property.

KITCHEN 14' 4" x 11' 6" (4.37m x 3.51m)

Kitchen comprising freestanding worktops, stainless steel sink unit with single drainer, space and plumbing available for dishwasher, further space available for a freestanding Range cooker and fridge/freezer, original feature fireplace, Karndean flooring, window to rear aspect.

UTILITY ROOM 8' 9" x 5' 11" (2.67m x 1.8m)

Space and plumbing available for both a washing machine and a tumble dryer, stainless steel sink unit with mixer tap and single drainer, laminate flooring, window to front aspect.

BATHROOM 7' 1" x 4' 9" (2.16m x 1.45m)

Suite comprising low level WC, wash hand basin with mixer tap, panel bath, heated towel rail, laminate flooring, obscured window to rear aspect.

LOWER GROUND FLOOR

Stair access from ground floor, private entrance door from outside, radiator, fitted storage cupboards, obscure window to side aspect and doors to :-

LOUNGE 18' 5" into the bay x 13' (5.61m x 3.96m)

Laminate flooring, two radiators, bay window and door to front aspect, original feature fireplace.

BEDROOM 14' 6" x 11' 7" (4.42m x 3.53m)

Laminate flooring, radiator, two windows to rear aspect.

BEDROOM 8' 9" x 5' 9" (2.67m x 1.75m)

Laminate flooring, radiator, window to front aspect.

CLOAKROOM

Suite comprising low level combination WC with hand wash basin in the cistern, laminate flooring, obscured window to side aspect, alpha combination boiler servicing the lower ground floor and part of the ground floor.

KITCHEN 9' 5" x 7' 11" (2.87m x 2.41m)

Fitted worktops with a tiled splashback, fitted storage units above and matching units and drawers below, stainless steel sink unit with mixer tap and single drainer, space for gas cooker, with cooker hood above, space for freestanding fridge/freezer, laminate flooring, radiator, window to rear aspect, door to outside, an opening into utility area where there is space and plumbing available for a washing machine, obscured window to side aspect and door to :-

SHOWER ROOM 4' 10" x 4' 6" (1.47m x 1.37m)

Suite comprising hand wash basin with mixer tap, corner shower cubicle, tiled walls, laminate flooring, radiator, obscured window to rear aspect.

FIRST FLOOR LANDING Original wood flooring, vertical radiator, obscured window to side aspect, stairs leading up to the second floor with an under stairs storage cupboard housing Baxi boiler servicing the heating for the ground floor, first and second floors, replacement doors to :-

BEDROOM 14' 9" x 11' 6" (4.5m x 3.51m)

Laminate flooring, radiator, two tall window/doors to front aspect opening out onto :-

BALCONY

Wrought iron railings overlooking the front of the property, side aspect sea views.

BEDROOM 14' 4" x 11' 7" (4.37m x 3.53m)

Laminate flooring, radiator, window to rear aspect.

BEDROOM 9' 11" x 7' 2" (3.02m x 2.18m)

Laminate flooring, window to front aspect, internet point.

SHOWER ROOM 7' 3" x 4' 10" (2.21m x 1.47m)

Suite comprising low level WC, wash hand basin, shower cubicle with electric shower over, part tiled walls, heated towel rail, obscured window to rear aspect.

SECOND FLOOR LANDING

Obscured window to side aspect, original wood flooring, storage cupboard and doors to :-

BEDROOM 14' 4" x 11' 6" (4.37m x 3.51m)

Laminate flooring, radiator, original feature fireplace, wash hand basin and window to rear aspect, access to loft space.

BEDROOM 14' 10" x 11' 6" (4.52m x 3.51m)

Laminate flooring, radiator, original feature fireplace surround and window to front aspect with side aspect sea views, hand wash basin with mixer tap.

BEDROOM 10' 10" x 7' 3" (3.3m x 2.21m)

Original wood flooring, radiator, window to side aspect, access to loft space with pull down loft ladder.

BEDROOM 10' 5" x 7' 3" (3.18m x 2.21m)

Radiator, window to side aspect, plumbing available for wash hand basin.

OUTSIDE To the front of the property there is a low maintenance front garden with a brick wall to the front boundary with the remainder being pebbled. There is a shared driveway leading to the rear aspect. The rear of the property has been fully opened up to create off road parking for two cars, there is also a large timber shed, outside tap and power point.

COUNCIL TAX

Currently Band 'B'





