



55 Gainsborough Road, Felixstowe, IP11 7HS

£275,000 FREEHOLD

Built in 1886 and situated within close proximity to Felixstowe town centre and train station is this beautifully presented three bedroom Victorian town house with accommodation set over three floors.

In addition to the three bedrooms the property benefits from two reception rooms, a modern kitchen, modern bathroom and a low maintenance rear garden.

The accommodation in brief comprises lounge, dining room, kitchen, on the first floor is bedroom one and a family bathroom with bedrooms two and three located on the second floor. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

The property is conveniently situated within easy walking distance to Allenby Park, the town centre, sea and promenade and is also within the Fairfield and Colneis School catchment area.

ENTRANCE DOOR Opening into :-

DINING ROOM 10' 11" x 10' 4" (3.33m x 3.15m)

Original wood flooring, radiator, cast iron feature fireplace, window to front aspect, under stairs storage cupboard and an opening into :-

INNER LOBBY Stairs leading up to the first floor and another opening into :-

LOUNGE 10' 4" x 11' (3.15m x 3.35m)

Original wood flooring, radiator, window to rear aspect, original feature fireplace and a door opening into :-

KITCHEN 19' 6" x 6' 1" (5.94m x 1.85m)

Fitted wood worktops with a tiled splashback, two fitted storage units above and matching storage units and drawers below, ceramic sink unit with mixer tap and single drainer, space and plumbing available for both a washing machine and a dishwasher with further spaces available for freestanding fridge/freezer, tumble dryer and electric cooker, breakfast bar, radiator, tiled flooring, window to side aspect, French doors to rear garden.

FIRST FLOOR LANDING

Built in storage cupboard, stairs leading up to the second floor and doors to :-

BEDROOM ONE 10' 11" x 10' 5" (3.33m x 3.18m)

Radiator, window to front aspect, cast iron feature fireplace.

FAMILY BATHROOM 9' 9" x 7' 3" (2.97m x 2.21m)

Suite comprising low level WC, wash hand basin, paneled bath with mixer tap and electric shower over, part tiled walls, heated towel rail, extractor, fitted storage units, obscured window to rear aspect and cast iron feature fireplace.

SECOND FLOOR LANDING

Fitted storage cupboard, access to the loft space and doors to :-

BEDROOM TWO 11' x 10' 6" (3.35m x 3.2m)

Radiator, Velux window to rear aspect.

BEDROOM THREE 11' x 10' 6" (3.35m x 3.2m)

Radiator, window to front aspect, built in wardrobe.

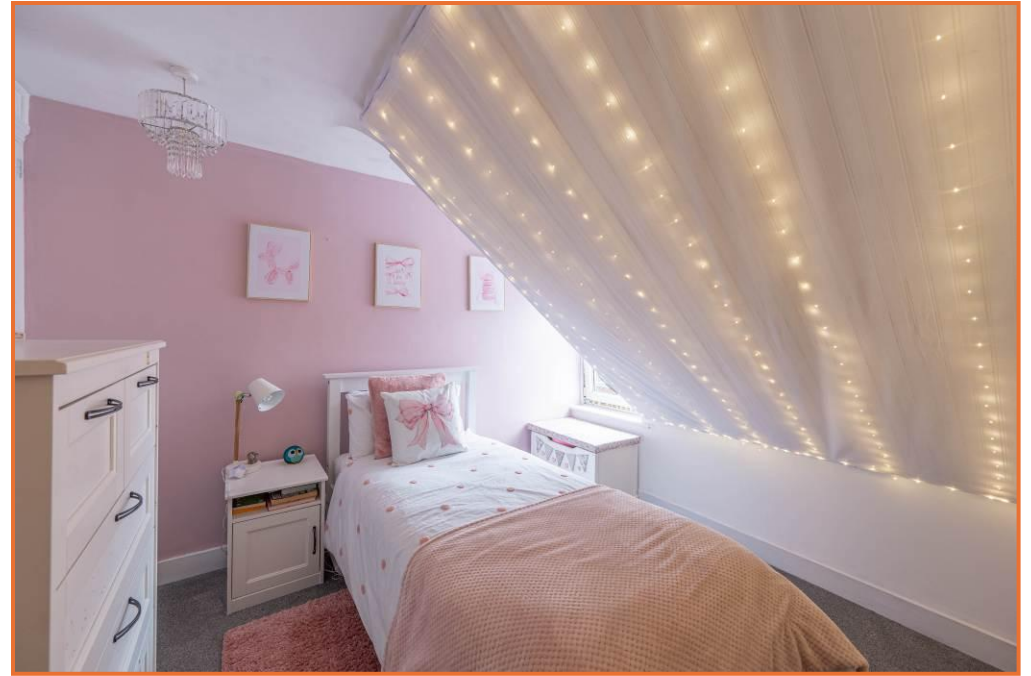
OUTSIDE

To the front of the property there is a low maintenance front garden with a low brick wall to the front boundary, a pebbled area, original tiled pathway leading to the entrance door.

The rear garden is enclosed by fencing and is relatively low maintenance comprising of a pebbled area opening out onto a slate patio area and the remainder of the garden is artificial lawn with a rear access gate, storage shed, outside tap.

COUNCIL TAX

Band 'B'









Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		