



## 9 Cavendish Road, Felixstowe, IP11 2AX

**£250,000 FREEHOLD**

Offered for sale with no onward chain and in need of general updating is this deceptively spacious square bay fronted Victorian house located a few minutes walk to the sea and promenade.

The accommodation briefly comprises entrance porch, entrance hall, through lounge/dining room, kitchen/breakfast room, shower room, three double bedrooms and first floor bathroom. Some windows have been replaced with UPVC sealed units, heating is supplied in the form of gas fired central heating via radiators and to the rear of the garden there is a courtyard style south westerly facing garden.

The property is situated a stones throw away from the sea and promenade, a short walk to the popular Beach Street with a variety of eateries and is also less than three quarter of a mile from Felixstowe's main town centre shopping thoroughfare with a variety of local and national high street stores available.

#### **PART GLAZED WOODEN ENTRANCE DOOR**

Stained glass style panels opening to :-

#### **ENTRANCE PORCH**

External light, part glazed door opening to :-

#### **ENTRANCE HALLWAY**

Laminate wood plank effect flooring, radiator, staircase leading to the first floor with recess below.

**THROUGH LOUNGE/DINING ROOM 26' 2" max into bay reducing to 23' x 12'3" max reducing to 10' 4" (7.98m x 3.15m)**

**LOUNGE AREA 15' 6" into bay reducing to 12' x 12' 3" (4.72m x 3.73m)**

Red brick fireplace surround with timber mantle, cast iron stove, radiator, coved ceiling, TV point, sealed unit double glazed square bay window to the front aspect, throughway to :-

**DINING AREA 10' 6" x 10' 3" (3.2m x 3.12m)**

Radiator, coved ceiling, part glazed door opening to the rear aspect.

**KITCHEN/BREAKFAST ROOM 21' 6" x 10' 2" (6.55m x 3.1m)**

**BREAKFAST AREA 10' 6" x 10' 3" max (3.2m x 3.12m)**

Fireplace recess with adjacent red brick shelf, laminate wood plank effect flooring, radiator, window to the side aspect, throughway to :-

**KITCHEN AREA 10' 4" x 10' 6" (3.15m x 3.2m)**

Range of wood grain effect finished units comprising base cupboards with work surfaces over, inset composite one and a half bowl single drainer sink unit with mixer tap, tiled splashbacks, matching eye level cupboards, wall mounted Baxi gas fired boiler, mosaic style tiled floor, built in Bosch electric oven, gas four ring hob with extractor hood over, space and plumbing for automatic washing machine, space and plumbing for automatic dishwasher, UPVC sealed unit double glazed window to the rear aspect and UPVC sealed unit double glazed door to the side aspect.

**SEPARATE SHOWER (ACCESSED FROM THE KITCHEN)**

Tiled shower cubicle and electric Aqualisa shower (untested).

**FIRST FLOOR LANDING**

Access to loft room with pull down loft ladder, built in over stairs storage cupboard, radiator.

**BEDROOM ONE 16' 6" x 12' 3" (5.03m x 3.73m)**

Radiator, sealed unit double glazed window to the front aspect and glazed door opening to :-

**COVERED BALCONY**

With sideways views towards the sea.

**BEDROOM TWO** 15' 6" into door recess reducing to 10'6" x 10' 3"  
(4.72m x 3.12m)

Coved ceiling, radiator, UPVC sealed unit double glazed window to the rear aspect.

**BEDROOM THREE** 10' 8" x 10' 2" (3.25m x 3.1m)

Coved ceiling, radiator, UPVC sealed unit double glazed window to the rear aspect.

**BATHROOM**

Champagne coloured suite comprising Mahogany panelled bath, wash hand basin with vanity cupboards below, low level WC, radiator, tiled splashbacks, two UPVC sealed unit double glazed windows to the side aspect.

**OUTSIDE**

To the front of the property there is a low maintenance paved garden with brick wall and wrought iron railings to the boundary.

To the rear of the property there is a south westerly facing courtyard style garden measuring approximately 18' x 19' being paved with raised borders, lean to store, external tap and rear gate access.

**COUNCIL TAX**

Band 'C'

Address: 9 Cavendish Road, FELIXSTOWE, IP11 2AX  
RRN: 7297-3060-6207-7386-6204







