



60 Wadgate Road, Felixstowe, IP11 2LX

£159,950 FREEHOLD

Offered for sale with no onward chain and in need of some general modernisation and improvement is this well-proportioned mid terrace house seemingly ideal for either first time purchase or investment purposes.

The accommodation briefly comprises entrance lobby, lounge, kitchen/dining room, two bedrooms and first floor bathroom.

Benefits of the property include gas fired central heating via radiators with a combination boiler and replacement UPVC sealed unit double glazed windows to the front elevation.

The property is conveniently situated for nearby schools and shops with regular bus services into Felixstowe's main town centre with a variety of national and local high street stores available.

WOODEN ENTRANCE DOOR

Opening to :-

ENTRANCE PORCH

UPVC sealed unit double glazed window to the side aspect, part glazed wooden door opening to :-

LOUNGE 15' x 12' 8" (4.57m x 3.86m)

Radiator, laminate wood plank effect flooring, UPVC sealed unit double glazed window to the front aspect, throughway to :-

KITCHEN/DINING ROOM 15'X 14'8" reducing to 11' 8" (4.57m x 3.56m)

Re-fitment required, stainless steel single drainer sink unit with mixer tap, wood block effect worktops, fitted base and eye level storage cupboards, gas cooker point, plumbing for automatic washing machine, laminate wood plank effect flooring, radiator, large under stairs storage cupboard, part glazed door and window to the rear aspect.

FIRST FLOOR LANDING

Access to loft space, built in airing cupboard housing wall mounted gas fired boiler, pine slatted shelves.

BEDROOM ONE 15' x 11'7" into recess reducing to 8' 6" (4.57m x 2.59m)

Radiator, built in over stairs storage cupboard, ceiling spotlights, UPVC sealed unit double glazed window to the front aspect.

BEDROOM TWO 11' 8" x 9' 2" (3.56m x 2.79m)

Built in storage cupboard, radiator, window to the rear aspect.

BATHROOM

White suite comprising low level WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and Triton T80 shower over, fully tiled walls, ceiling spotlights, chrome heated towel rail/radiator, window to the rear aspect.

OUTSIDE

To the front of the property there is a garden measuring 26' in depth x approximately 15' in width in need of attention, brick wall to the front boundary, wrought iron gate and pathway leading to the entrance door.

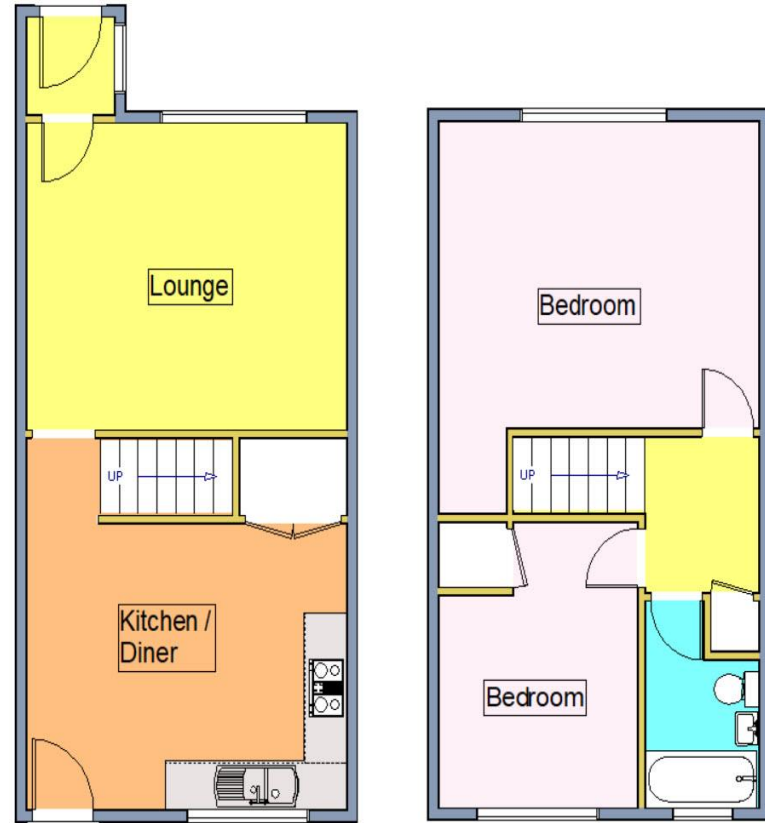
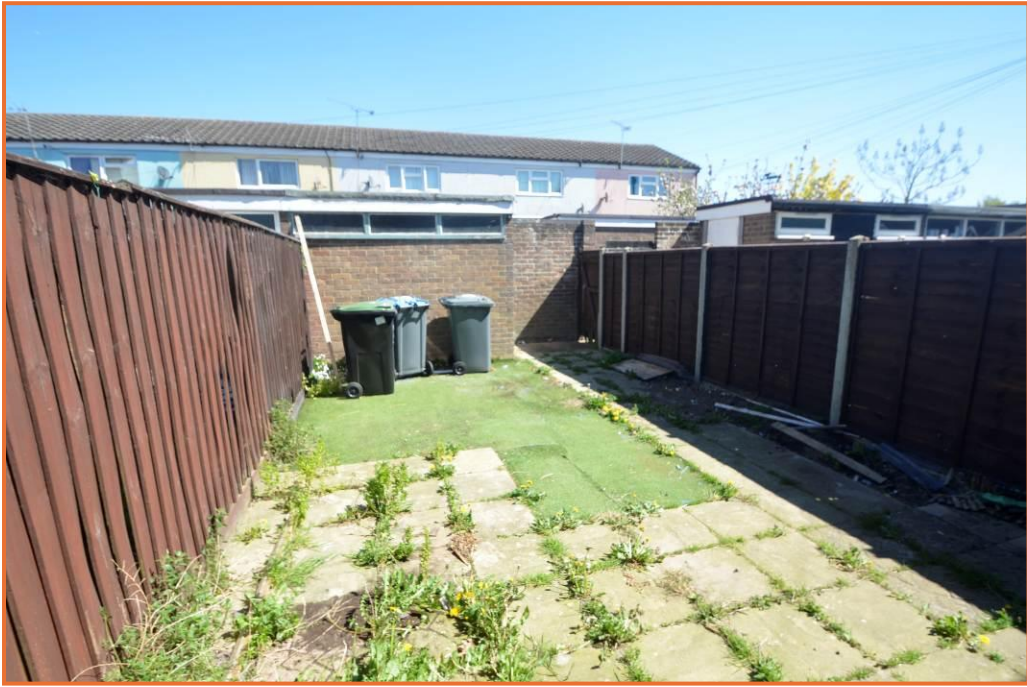
To the rear of the property there is an enclosed garden measuring approximately 32' in depth x 15' in width. The rear garden is in need of some attention however comprises paved patio area, artificial grass, brick store, timber fencing to the boundaries and rear gate pedestrian access.

COUNCIL TAX

Band 'B'







Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

