



20 Margaret Street, Felixstowe, IP11 9EJ

£225,000 FREEHOLD

Seemingly ideal for a first time buyer is this well presented two/three bedroom mid terraced cottage built in 1910.

In addition to the 2/3 bedrooms the property benefits from two reception rooms, a delightful east facing landscaped rear garden and off road parking.

The accommodation in brief comprises lounge, dining room, kitchen, rear lobby, bathroom, upstairs are two bedrooms with the third bedroom accessed via bedroom two. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

Margaret Street is located in Walton a short distance away from a host of shops and amenities located on Walton High Street. Local schooling including Felixstowe High School is also nearby. The property overlooks Seaton Park to the rear.

A viewing is highly recommended to appreciate the well presented accommodation on offer.

UPVC DOUBLE GLAZED ENTRANCE DOOR Opening into :-

LOUNGE 11' 3" x 11' (3.43m x 3.35m)

Radiator, TV point, window to front aspect, original feature fireplace surround, door into:

INNER LOBBY

Laminate flooring, stairs leading up to the first floor and door into:

DINING ROOM 11' 3" x 11' (3.43m x 3.35m)

Laminate flooring, radiator, under stairs storage cupboard, TV point, original feature fireplace surround, French doors to rear garden and door into :-

KITCHEN 9' 7" x 7' (2.92m x 2.13m)

Fitted worktops with fitted storage units above and matching units and drawers below, stainless steel sink unit with single drainer, space and plumbing available for a washing machine and further space available for freestanding fridge/freezer and cooker, vinyl flooring, window to side aspect, gas boiler, an opening into :-

REAR LOBBY

Vinyl flooring, door to outside and door to :-

BATHROOM 6' 11" x 6' 8" (2.11m x 2.03m)

Suite comprising low level WC, wash hand basin, panelled bath with electric shower over, part tiled walls, radiator, vinyl flooring, fitted storage cupboard, obscured window to rear aspect.

FIRST FLOOR LANDING

Access to the loft space and doors to :-

BEDROOM ONE 11' 3" x 11' (3.43m x 3.35m)

Radiator, window to front aspect.

BEDROOM TWO 11' 3" x 11' (3.43m x 3.35m)

Radiator, window to rear aspect and door to :-

BEDROOM THREE/STUDY 9' 7" x 7' (2.92m x 2.13m)

Radiator, window to rear aspect, airing cupboard housing immersion hot water cylinder.

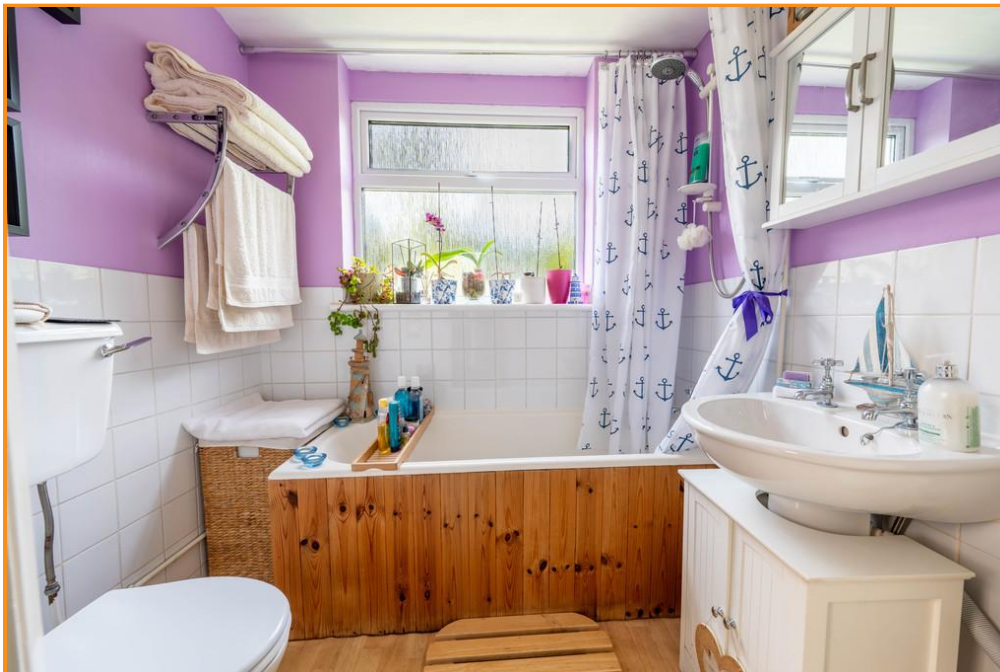
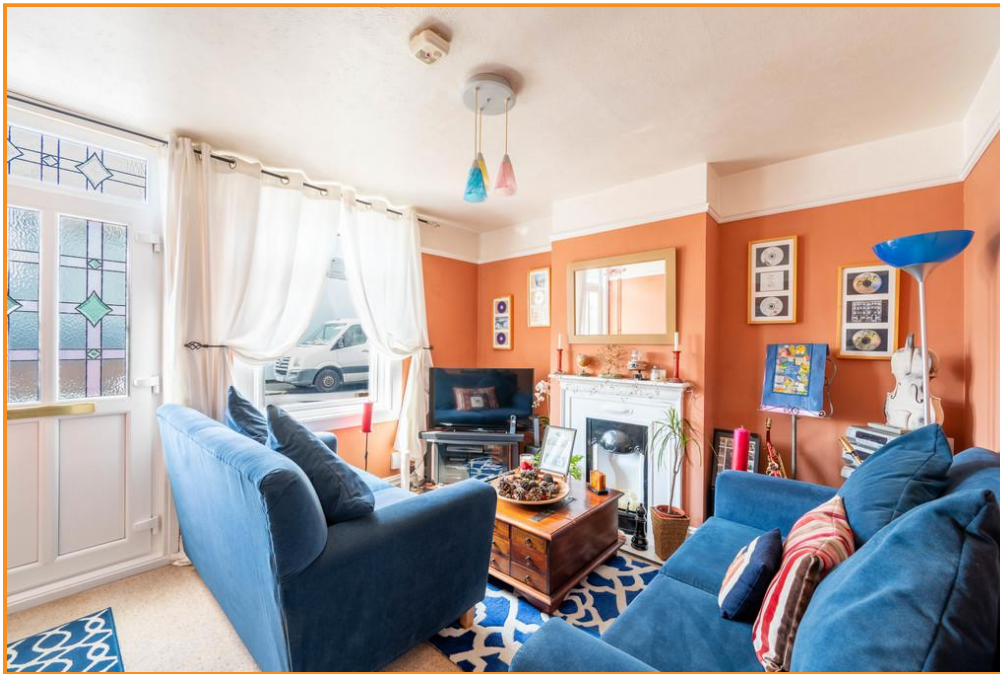
OUTSIDE

A well presented and low maintenance front garden with a low brick wall to the front and side boundary, wrought iron gate and a tiled pathway leading to the entrance door.

The landscaped East facing rear garden is enclosed by fencing, mainly laid to lawn with an extensive and established shrub and plant borders, various flower beds, outside tap, outside lighting, concrete garden pathway leading to the rear of the garden where there is a patio area with a gate opening into an area where there is a timber shed with power connected and a shingle hardstanding area creating off road parking with a double width access gate.

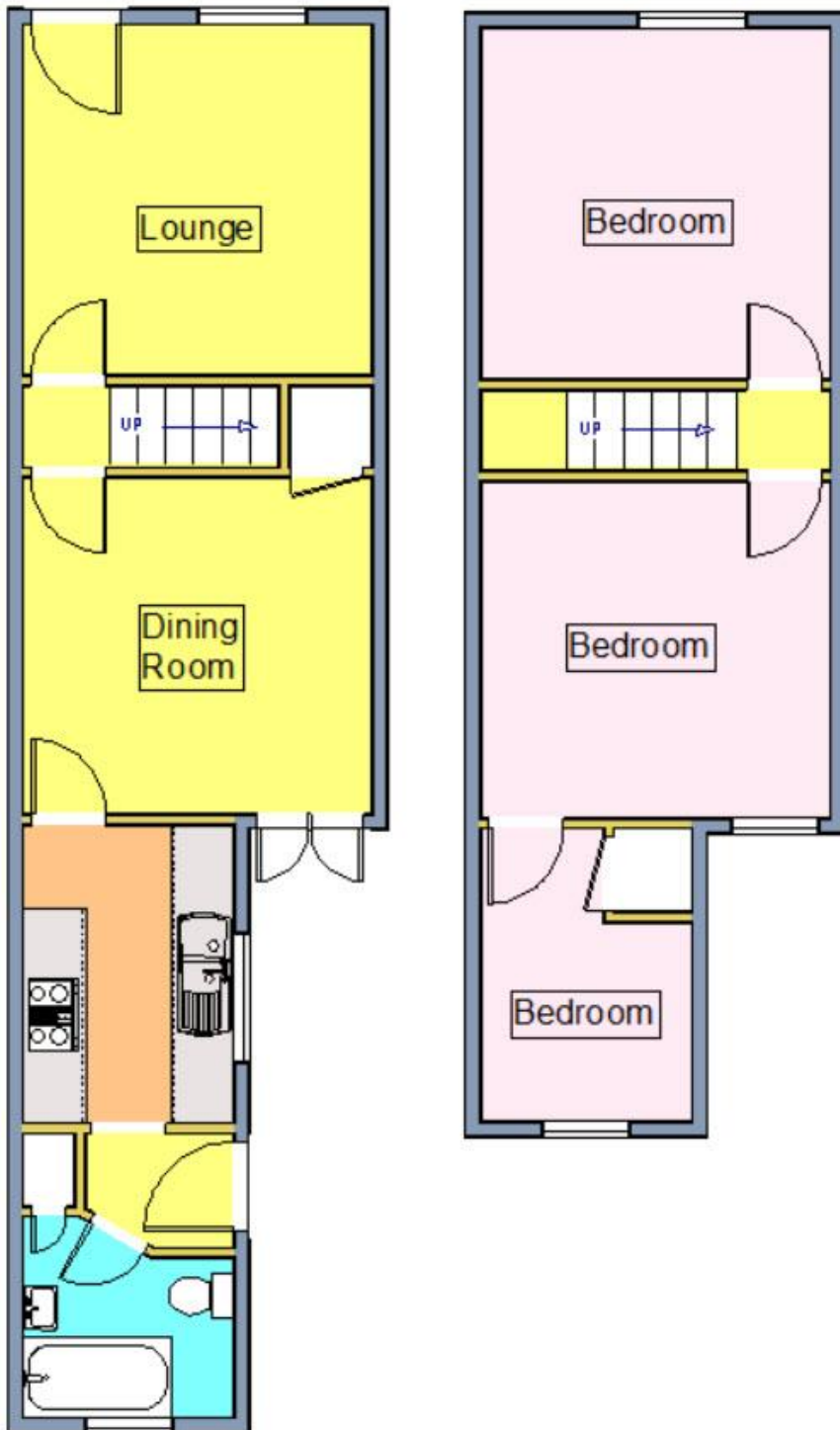
COUNCIL TAX

Band 'B'









Address: 20 Margaret Street, FELIXSTOWE, IP11 9EJ
 RRN: 0370-2503-8650-2826-2275

Energy Rating

Most energy efficient - lower running costs

CURRENT

POTENTIAL

(92 plus) **A**

(81 - 91) **B**

(69 - 80) **C**

(55 - 68) **D**

(39 - 54) **E**

(21 - 38) **F**

(1 - 20) **G**

Not energy efficient - higher running costs

45

66

England & Wales

EU Directive
2002/91/EC

