



93 Coronation Drive, Felixstowe, IP11 2PB

£190,000 FREEHOLD

Offered for sale for the first time since construction and with no onward chain is this two bedroom mid-terrace ex-local authority home in need of general modernisation.

In addition to the two bedrooms the property benefits from two reception rooms, a south facing rear garden and is seemingly ideal for a first time buyer.

The accommodation in brief comprises entrance hall, lounge, kitchen, dining room, upstairs are two large bedrooms and a bathroom. Heating is supplied in the form of gas fired central heating to radiators via a combination boiler and windows are of double glazed construction.

The property is within close proximity to a major supermarket, doctors surgery and a pharmacy, with links to the A14 also nearby and Felixstowe town centre is approximately one mile away. There is potential to add off road parking to the front of the property subject to obtaining the necessary planning permissions.

A viewing is highly recommended to appreciate the potential on offer.

UPVC ENTRANCE DOOR

Opening into :-

ENTRANCE HALLWAY 10' 1" x 5' 11" (3.07m x 1.8m)

Radiator, obscured window to front aspect, stairs leading up to the first floor with an under stairs storage cupboard and doors to :-

LOUNGE 10' 10" x 10' (3.3m x 3.05m)

Radiator, TV point, window to front aspect.

KITCHEN 10' 9" x 6' 11" (3.28m x 2.11m)

Fitted worktops with a tiled splashback, fitted storage units above and matching units and drawers below, stainless steel one and a half bowl sink unit with mixer tap and single drainer, space and plumbing available for a washing machine, cooker point, radiator, windows and door to rear aspect, and an opening into :-

DINING ROOM 10' 10" x 9' 9" (3.3m x 2.97m)

Radiator, French doors to rear aspect.

FIRST FLOOR LANDING

Access to the loft space and doors to :-

BEDROOM ONE 18' 4" x 10' 1" (5.59m x 3.07m)

Two radiators, two windows to front aspect, airing cupboard housing Baxi combination boiler.

BEDROOM TWO 14' 2" x 10' 9" (4.32m x 3.28m)

Radiator, window to rear aspect.

BATHROOM 7' 7" x 6' 10" (2.31m x 2.08m)

Suite comprising low level WC, wash hand basin, corner panelled bath and corner shower enclosure with electric shower over, heated towel rail, extractor, obscured window to rear aspect.

OUTSIDE

To the front of the property the front garden is mainly laid to lawn with a pathway leading to the entrance door and side passageway. There is potential subject to necessary planning permissions to obtain off road parking. The covered side passageway is shared with neighbouring property and there is a side access gate opening to the rear garden which is of south facing elevation, mainly laid to lawn, enclosed by fencing where there are also two brick built stores, one has power connected.

COUNCIL TAX

Band 'B'



