



115 Cornwall Road, Felixstowe, IP11 9EP

£250,000 FREEHOLD

Offered for sale with no onward chain is this traditional semi-detached double bay fronted family home offering well proportioned accommodation and a south facing rear garden measuring approximately 60' in depth.

The accommodation briefly comprises entrance hall, through lounge/dining room, kitchen, three bedrooms, bathroom and separate WC.

Further benefits include full gas fired central heating via radiators with a modern combination boiler benefitting from the remainder of a 10 year warranty (installed 2022), UPVC sealed unit double glazed windows and a 60' south facing rear garden.

The property is conveniently located in the village of Walton a short distance from popular nearby schools, a useful parade of shops in High Road East and two bus services to Ipswich and into Felixstowe which is less than approximately half a mile distant and provides a wealth of restaurants, cafes, shops and amenities.

UPVC SEALED UNIT DOUBLE GLAZED ENTRANCE DOOR AND MATCHING SIDE PANELS

Opening to :-

ENTRANCE HALLWAY 14' 2" x 6' (4.32m x 1.83m)

Radiator, staircase leading to the first floor.

THROUGH LOUNGE/DINING ROOM 25' max into bay x 12' max reducing to 10' (7.62m x 3.05m)

LOUNGE AREA 12' 10" into bay reducing to 11' x 12' (3.91m x 3.66m)

York stone fireplace surround with hearth, radiator, picture rail, UPVC sealed unit double glazed bay window to the front aspect.

DINING ROOM 11' 10" x 10' (3.61m x 3.05m)

York stone fireplace surround with mantle and hearth, radiator, picture rail, UPVC sealed unit double glazed French doors opening to the rear garden.

KITCHEN 13' x 7' 10" (3.96m x 2.39m)

Range of fitted high gloss finished units comprising base cupboards and drawer with wood grain effect work surfaces over, inset stainless steel single drainer sink unit, tiled splashbacks, matching eye level cupboards, space and plumbing for automatic washing machine, space for electric cooker, extractor fan, tiled floor, space for tall fridge/freezer, radiator, under stairs storage cupboard, UPVC sealed unit double glazed window to the rear aspect, UPVC sealed unit double glazed door to the side.

LANDING

UPVC sealed unit double glaze window to the side aspect, access to the loft space.

BEDROOM ONE 13' 2" into bay reducing to 11' x 10' 2" (4.01m x 3.1m)

Radiator, UPVC sealed unit double glazed bay window to the front aspect.

BEDROOM TWO 12' x 10' (3.66m x 3.05m)

Radiator, UPVC sealed unit double glazed window to the rear aspect.

BEDROOM THREE 8' x 7' 10" (2.44m x 2.39m)

Radiator, UPVC sealed unit double glazed window to the front aspect.

BATHROOM

Modern white suite comprising panelled bath with Mira shower over, pedestal wash hand basin, part tiled walls, electric shaver point, radiator, UPVC sealed unit double glazed window to the rear aspect, built in boiler cupboard housing wall mounted Baxi gas fired boiler.

SEPARATE WC

White low level suite, UPVC sealed unit double glazed window to the side aspect.

OUTSIDE

The property is recessed from the road with a small mainly paved front garden with timber fencing to the front boundary, side gate access leading to the rear garden.

To the rear of the property there is a south facing garden with an open aspect measuring approximately 60' in depth x 24'6" in width comprising paved patio area, concrete path, lawn, timber storage shed, external light, cold water tap and timber fencing to the boundaries.

COUNCIL TAX

Band 'B'

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







