



## 211 High Street, Walton, Felixstowe, IP11 9BQ

**£190,000 FREEHOLD**

Located in the heart of Walton and seemingly ideal for a first time buyer or buy-to-let investment, a well presented Victorian two bedroom terraced home.

In addition to the two bedrooms the property benefits from two reception rooms, a south/west facing rear garden and triple glazed acoustic windows to the front aspect.

The accommodation in brief comprises; Lounge, dining room, kitchen, utility room, cloakroom. On the first floor is bedroom one and a bathroom. On the second floor is bedroom two. Heating is supplied in the form of gas fired central heating to radiators.

Being located on Walton High Street, the property is a short distance away from a host of shops and amenities, local schooling is also nearby as well as Felixstowe train station and bus stops.

Composite entrance door opening into:

**LOUNGE 13' 10" x 10' 10" (4.22m x 3.3m)**

Radiator, triple glazed acoustic window to front aspect, TV point. Door to:

**DINING ROOM 13' 5" x 10' 1" (4.09m x 3.07m)**

Two radiators, window to rear aspect, stairs leading to first floor. Door to:

**KITCHEN 11' 11" x 5' 11" (3.63m x 1.8m)**

Fitted worktops with tiled splashback. Fitted storage units above and matching units and drawers below. Stainless steel sink unit with mixer tap and single drainer. Integrated electric oven with four ring hob and extractor above. Space for under counter fridge. Tiled flooring, window to side aspect, radiator.

**UTILITY 5' 9" x 3' 2" (1.75m x 0.97m)**

Fitted worktops with fitted storage unit above and matching unit below. Space and plumbing available for washing machine. Window to side aspect. Door to:

**CLOAKROOM 5' 8" x 2' 10" (1.73m x 0.86m)**

Suite comprising; Low level WC, wash hand basin with mixer tap. Tiled flooring, radiator, obscured window to rear aspect. Worcester combination boiler installed October 2023.

**LEAN TO 7' 9" x 5' 2" (2.36m x 1.57m)**

Accessed from kitchen, light and power connected. Windows and door to rear garden.

**FIRST FLOOR LANDING** Window to side aspect, fitted storage cupboard, stairs leading up to second floor. Doors to:

**BEDROOM ONE 13' 9" x 10' 8" (4.19m x 3.25m)**

Radiator, Triple glazed acoustic window to front aspect overlooking Walton Church.

**BATHROOM 8' x 6' 9" (2.44m x 2.06m)**

Suite comprising; Low level WC, wash hand basin with mixer tap, panelled bath with mixer tap and electric shower over. Part tiled walls, radiator, window to rear aspect.

**SECOND FLOOR LANDING** Door to:

**BEDROOM TWO 13' 10" x 10' 9" (4.22m x 3.28m)**

Radiator, window to side aspect. access to loft space.

**REAR GARDEN** The rear garden is of south westerly aspect, is mainly laid to lawn and is enclosed by fencing. Side access gate with right of way over neighbouring property garden.

**COUNCIL TAX** Band 'A'



