



22 Cornwall Road, Felixstowe, IP11 9AG

£230,000 FREEHOLD

An older style semi detached single bay fronted house of traditional red brick construction beneath a pitched slate roof.

The accommodation briefly comprises entrance hallway, lounge, dining room, kitchen, ground floor bathroom and three good size bedrooms.

Further benefits include UPVC sealed unit double glazed windows, gas fired central heating via a combination boiler and enclosed rear garden.

The property is conveniently situated in the village of Walton within easy reach to a useful parade of shops, schools and bus services with regular links to the county town of Ipswich and into Felixstowe town centre which is within approximately half a mile.

COVERED STORM PORCH

With two tone tiled floor, part glazed wooden entrance door opening to :-

ENTRANCE HALLWAY

Natural wood flooring, radiator, staircase leading to the first floor with understairs storage cupboard.

LOUNGE 14' reducing to 11'6" x 11' 10" (4.27m x 3.61m)

Fireplace surround with open fire and tiled inset, tiled hearth, natural wood floor, TV point, picture rail, radiator, UPVC sealed unit double glazed sash style bay windows to the front aspect.

DINING ROOM 12' 3" x 9' 6" (3.73m x 2.9m)

Tiled fireplace surround, matching hearth, natural wood floor, radiator, picture rail, UPVC sealed unit double glazed window to the rear aspect.

KITCHEN 10' x 9' 10" (3.05m x 3m)

Fitted with a range of modern units comprising base cupboards and drawers with work surfaces over, inset stainless steel one and a half bowl sink unit with mixer tap, matching eye level cupboards, built in electric oven, electric four ring hob with canopy style extractor hood over, wall mounted platinum gas fired boiler, radiator, UPVC sealed unit double glazed window and door to the side aspect.

REAR LOBBY

Door to :-

BATHROOM 10' 2" x 7' max reducing to x 4' 6" (3.1m x 1.37m)

Modern white suite comprising panelled bath with Triton T80 shower over, pedestal wash hand basin, low level WC, radiator, tiled floor, extractor fan, cupboard with space and plumbing for automatic washing machine, UPVC sealed unit double glazed window to the side and rear aspect.

FIRST FLOOR LANDING

Small loft access, built in over stairs storage cupboard.

BEDROOM ONE 15' 6" x 11' 6" (4.72m x 3.51m)

Feature fireplace surround, radiator, two UPVC sealed unit double glazed sash style windows to the front aspect.

BEDROOM TWO 12' 4" x 9' 6" (3.76m x 2.9m)

Original feature fireplace surround, radiator, UPVC sealed unit double glazed window to the rear aspect.

BEDROOM THREE 10' x 9' 10" (3.05m x 3m)

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

OUTSIDE

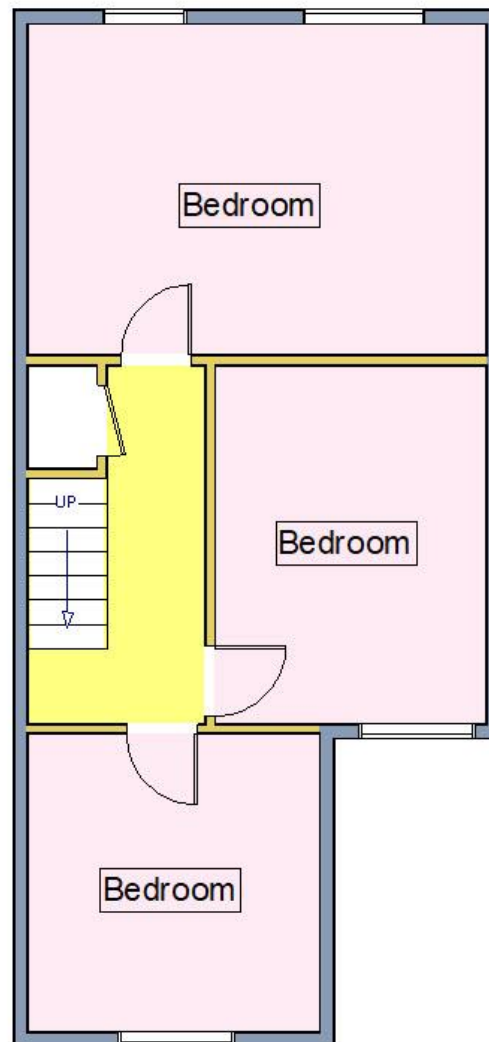
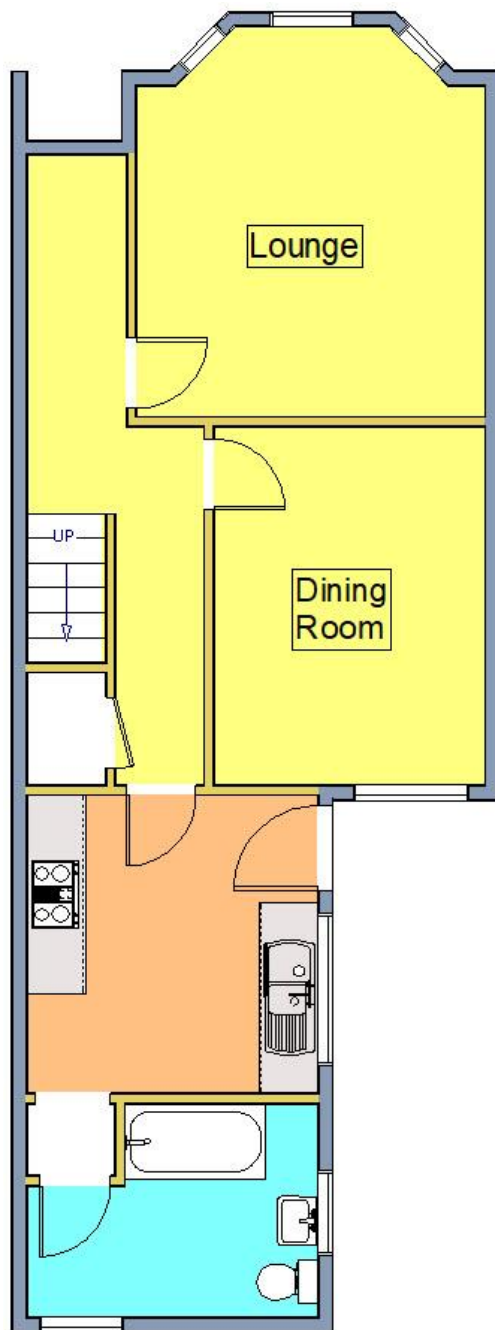
To the front of the property there is a mainly shingled low maintenance style garden with brick wall and hedging to the front boundary, two wrought iron gates, side gate access leading to the rear garden.

To the rear of the property there is an enclosed garden measuring approximately 47' maximum in depth reducing to 29' x approximately 21' comprising concrete patio area, cold water tap, timber storage shed, lawn and timber fencing to the boundaries.

COUNCIL TAX

Band 'C'





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		