



**46 Cage Lane, Felixstowe, IP11 9BJ**

**£235,000 FREEHOLD**

Located in the popular residential Village of Walton and seemingly ideal for a first time buyer is this extended three bedroom mid-terrace home.

In addition to the three bedrooms the property benefits from two reception rooms, a low maintenance south easterly facing rear garden, double glazed windows and gas fired central heating.

The accommodation briefly comprises entrance hall, lounge, dining room, kitchen, rear lobby, bathroom and upstairs are three bedrooms.

The property is conveniently located within close proximity to a range of shops and amenities located on Walton High Street as well as local schooling such as Felixstowe High School.

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

**ENTRANCE DOOR** Opening into :-

#### **ENTRANCE HALL**

Stairs leading up to the first floor and door to :-

#### **LOUNGE 11' 5" x 11' 4" (3.48m x 3.45m)**

Radiator, TV point, window to front aspect, coal flame effect gas feature fire, under stairs storage cupboard and door to :-

#### **DINING ROOM 14' 9" x 9' 9" (4.5m x 2.97m)**

Radiator, archway opening into :-

#### **KITCHEN 13' 3" x 5' 8" (4.04m x 1.73m)**

Forming part of the extension, fitted worktops with a tiled splashback, fitted storage units above and matching units and drawers below, one and a half bowl stainless steel sink unit with mixer tap and single drainer, space and plumbing available for a washing machine, integrated oven, microwave with four ring gas hob and cooker hood above, integrated dishwasher, space for freestanding fridge/freezer, radiator, window to rear aspect and door to :-

#### **REAR LOBBY**

Tiled flooring, door to rear garden, pantry cupboard and door to :-

#### **BATHROOM 12' 5" x 7'1" reducing to 3' 10" (3.78m x 1.17m)**

L-shaped bathroom forming part of the extension with suite comprising low level WC, wash hand basin, paneled bath with electric shower over, tiled walls and floor, radiator, obscured window to rear aspect, extractor, Vaillant boiler.

#### **FIRST FLOOR LANDING**

Access to the loft space and doors to :-

#### **BEDROOM ONE 14' reducing to 11'9" x 10' 9" (4.27m x 3.28m)**

Radiator, window to front aspect.

#### **BEDROOM TWO 10' 10" x 7' 2" (3.3m x 2.18m)**

Radiator, window to rear aspect.

#### **BEDROOM THREE 7' 10" x 7' 2" (2.39m x 2.18m)**

Radiator, window to rear aspect.

#### **OUTSIDE**

To the front of the property is a small front garden enclosed by fencing to the front boundary and a garden pathway leading to the entrance door, lawn area, shrubs and plants.

The rear garden is of south easterly aspect, enclosed by fencing and is relatively low maintenance as fully laid to patio, outside tap, outside socket, large timber shed which has lights and power connected, rear access gate.

#### **COUNCIL TAX**

Band 'B'





Address: 46 Cage Lane, FELIXSTOWE, IP11 9BJ  
 RRN: 6000-1079-0322-4698-3763

### Energy Rating

Most energy efficient - lower running costs	CURRENT	POTENTIAL
(92 plus) <b>A</b>		
(81 - 91) <b>B</b>		81
(69 - 80) <b>C</b>		
(55 - 68) <b>D</b>	68	
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>		
(1 - 20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

