



31 Cage Lane, Felixstowe, IP11 9BJ

£220,000 FREEHOLD

Located within close proximity to local amenities on Walton High Street is this well presented two-bedroom mid terrace home seemingly ideal for a first time buyer.

In addition to the two bedrooms the property benefits from a modern kitchen/diner, good size rear garden and a modern bathroom.

The accommodation in brief comprises entrance hall, lounge, kitchen/diner and on the first floor are two bedrooms and a family bathroom. Heating is supplied in the form of gas fired central heating to radiators and windows are of recently replaced double glazed construction.

Cage Lane is located a short distance away from a host of shops and amenities located on Walton High Street as well as schools including Felixstowe High School.

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

COMPOSITE ENTRANCE DOOR
Opening into :-

ENTRANCE HALLWAY 14' 8" x 6' 6" (4.47m x 1.98m)
Tiled flooring, stairs leading up to the first floor, radiator, built in storage cupboard and doors to :-

LOUNGE 14' 8" x 9' 9" (4.47m x 2.97m)
Laminate flooring, radiator, TV point, window to front aspect.

KITCHEN/DINER 16' 8" x 9' 5" (5.08m x 2.87m)
Fitted worktops with a tiled splashback, fitted storage units above and matching units and drawers below, stainless steel sink unit with mixer tap and single drainer, space and plumbing available for a washing machine, integrated eye level AEG double oven and five ring gas hob, space for freestanding fridge/freezer, tiled flooring, radiator, wall mounted Vaillant gas boiler, two windows to rear aspect and door to outside.

FIRST FLOOR LANDING
Access to the loft space, airing cupboard housing hot water cylinder and doors to :-

BEDROOM ONE 13' 3" x 10' 6" (4.04m x 3.2m)
Radiator, window to front aspect, built in wardrobe.

BEDROOM TWO 13' 9" reducing to 7'6" x 10' 2" (4.19m x 3.1m)
Radiator, window to rear aspect.

BATHROOM 7' 11" x 5' 10" (2.41m x 1.78m)
Modern suite comprising low level WC, vanity wash hand basin with mixer tap and storage drawer below, panelled bath with electric shower over and tiled surround, radiator, obscured window to rear aspect.

OUTSIDE
To the front of the property there is a relatively low maintenance front garden which is enclosed by fencing and is mainly shingled with a garden pathway leading to the entrance door, outside lighting.

The rear garden is enclosed by fencing and comprises a patio area and a garden pathway leading to a rear access gate with an area to either side laid to lawn, there is also a further patio and decking area, outside tap, outside lighting, brick built store.

COUNCIL TAX
Band 'B'





