



Offers in excess of £195,000
Cavendish Road, Felixstowe, IP11



 4
Bedrooms

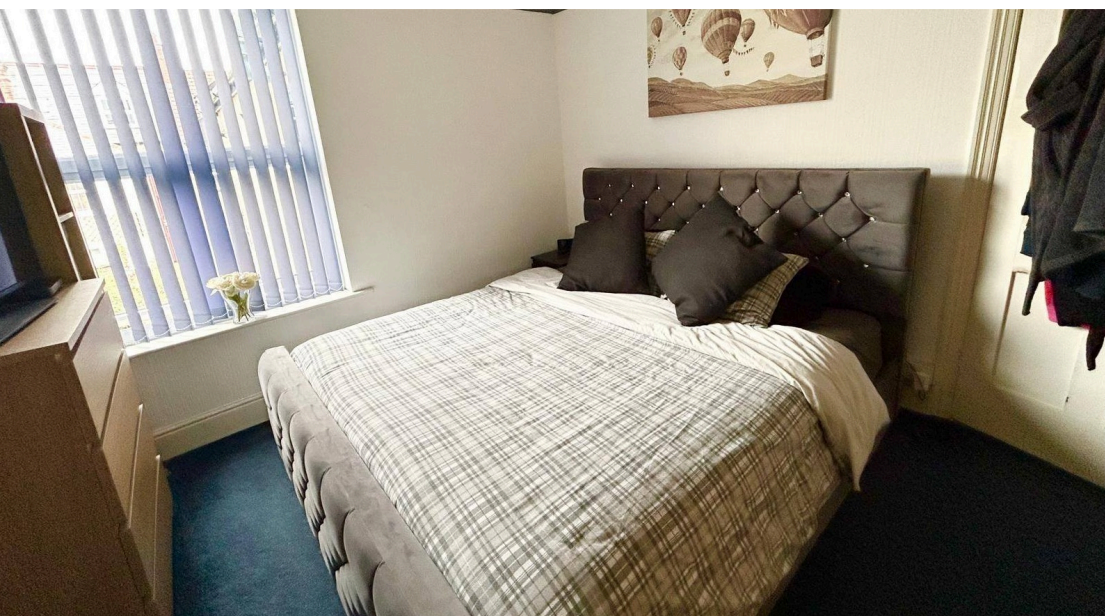
 1
Bathroom

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Cavendish Road, Felixstowe, IP11



Wainwrights is pleased to present this spacious four-bedroom maisonette on Cavendish Road, ideally located just moments from the Felixstowe seafront. Set over two floors, the property offers a private entrance, generous living space, and a blend of period charm and modern updates.

The first floor features a bright bay-fronted lounge with balcony access, a well-equipped kitchen, a modern four-piece bathroom, and two bedrooms. The second floor offers two further double size bedrooms.

Outside, there is shared use of the front and rear gardens, including a raised decked area and a powered shed. Offered with a brand new 999-year lease and a 60% share of freehold, this seaside home offers both space and long-term security—ideal as a main residence or holiday retreat.

Communal Hall

Doors to this & below flats. Fitted carpet.

Private Hallway

Stylish grey panelling to one wall with cloaks hanging pegs. Fitted carpet. Radiator. Stairs rising to first floor.

First Floor Landing

Galleried style landing with doors leading off. Stairs rising to second floor bedrooms with under stairs storage cupboard.

Kitchen 10' 5" x 8' 10" (3.17m x 2.69m)

Upvc double glazed window to rear aspect. Matching range of wall and base units incorporating drawers and deep pan storage drawers. Rolled edge work surfaces over with sunken Rangemaster ceramic Butler sink with chrome mixer tap and shelving over. Built in double oven and Hotpoint induction hob with extractor hood over. Wine rack built into units. Space for washing machine and space for tall fridge freezer. White tiled splash backs. Laminate wood style flooring. Spotlights to ceiling.

Lounge 16' 5" x 10' 8" (5.00m x 3.25m)

Upvc double glazed bay wind to front aspect with upvc glazed door to balcony. Original feature Victorian fireplace with inset tiles and hearth. Decorative high skirting boards. Picture rail and coving to ceiling. Tv point. Radiator.

Balcony

With wrought iron decorative railings to front and side.

Family Bathroom 9' 1" x 7' 5" (2.77m x 2.26m)

Two Upvc windows to side aspect. Spacious modern family bathroom with white contemporary suite. Panel enclosed bath with chrome mixer tap. Low level flush wc. Fully tiled shower cubicle with glazed sliding entry doors and shower fitment with choice of use of traditional style shower head or rain spray style shower head. Vanity wash hand basin with cupboards under and chrome mixer tap. Two built in twin storage cupboards. Spotlights to ceiling. Tall wall mounted heated radiator towel rail.

Bedroom One 11' 6" x 10' 6" (3.51m x 3.20m)

Upvc double glazed window to rear aspect. Alcove storage shelves. Picture rail & coving to ceiling. High skirting boards. Radiator.

Bedroom Four/Study 9' 4" x 5' 11" (2.84m x 1.80m)

Upvc double glazed window to front aspect. Radiator. High skirting boards.

Second Floor Landing

Skylight window. Doors to bedrooms.

Bedroom Two 17' narrowing to 10" x 9' 10" (5.18m x 3.00m)

Upvc double glazed window to front aspect. (Some restricted height ceiling) Radiator.

Bedroom Three 12' 11" x 8' 9" (3.94m x 2.67m)

Upvc double glazed dormer window to rear aspect. Radiator.

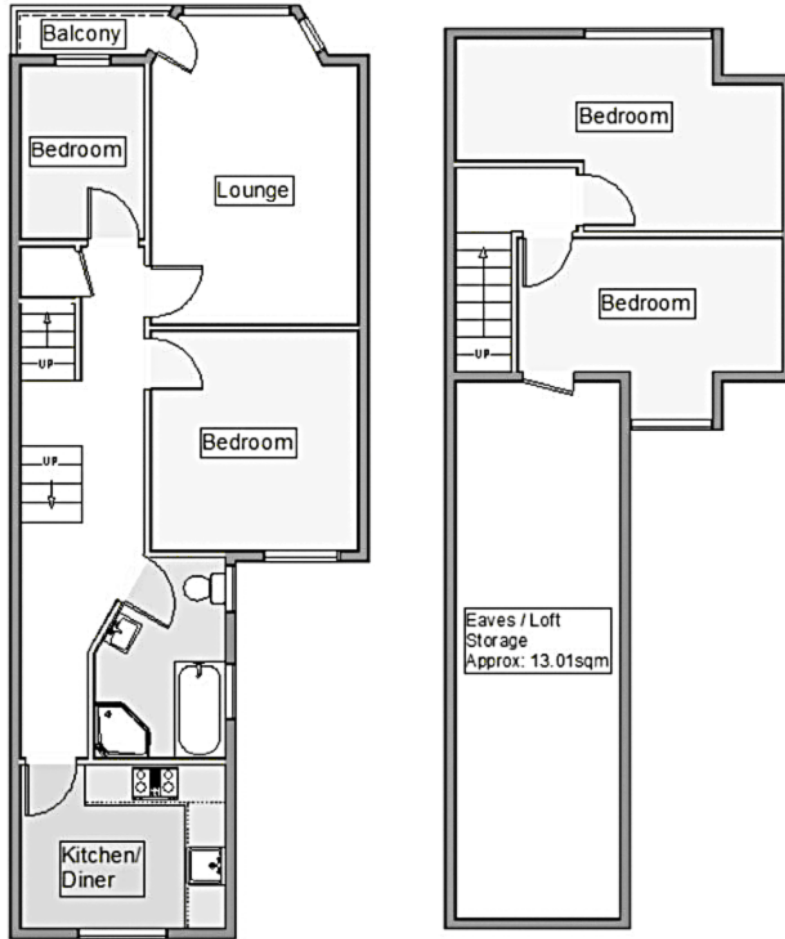
Outside & Garden

The front garden is mainly laid to grey stone with tiled pathway leading to front entrance door. To the side of the property there is a pathway that leads to a SHARED rear garden with gated access. The garden is mainly enclosed by timber fencing with raised decking seating area & shrubs. The garden is shared 50/50 with the flat

below.

Additional Information

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: 25a Cavendish Road, IP11

