



115 Maidstone Road, Felixstowe, IP11 9EE

£200,000 FREEHOLD

Seemingly ideal for a first-time purchase or investment is this charming Victorian mid terrace property with accommodation set over two floors and being of red brick construction beneath a pitched tiled roof.

The accommodation briefly comprises lounge, separate dining room, kitchen, separate utility, ground floor cloakroom, two first floor bedrooms and modern re-fitted first floor shower room.

Further benefits include a fully enclosed rear garden, UPVC sealed unit double glazed windows and external doors and gas fired central heating via radiators with a modern combination gas fired boiler.

The property is conveniently situated in the Village of Walton within easy reach to nearby schools, shops and bus services to the County Town of Ipswich and into Felixstowe being less than one and a half miles distant.

**UPVC SEALED UNIT DOUBLE GLAZED WOOD GRAIN EFFECT
LEADED LIGHT DOOR**

Opening to :-

LOUNGE 12' x 11' 7" (3.66m x 3.53m)

Original fireplace surround, radiator, TV point, UPVC sealed unit double glazed window to the front aspect, door to :-

INNER HALLWAY

Staircase leading to the first floor, throughway to :-

DINING ROOM 12' x 11' 6" (3.66m x 3.51m)

Radiator, under stairs storage cupboard, UPVC sealed unit double glazed window to the rear aspect, throughway to :-

KITCHEN 10' x 7' (3.05m x 2.13m)

Fitted with a range of modern white units comprising base cupboards and drawers with work surfaces over, inset stainless steel single drainer sink unit with mixer tap, matching eye level cupboards, Indesit stainless steel oven, matching Indesit stainless steel gas four ring hob, glass splashback, stainless steel canopy style extractor hood, space and plumbing for automatic dishwasher, wall mounted Baxi gas fired combination boiler, space for tall fridge/freezer, UPVC sealed unit double glazed window and door to the side aspect.

UTILITY/INNER HALL 6' 8" x 3' 3" (2.03m x 0.99m)

Space and plumbing for automatic washing machine, door to :-

CLOAKROOM

Re-fitted with a modern white suite comprising low level WC, corner wash hand basin with double door high gloss finished vanity cupboard below, heated towel rail/radiator, UPVC sealed unit double glazed window to the side aspect.

FIRST FLOOR LANDING

Access to the loft space with pull down loft ladder.

BEDROOM ONE 12' x 11' 6" (3.66m x 3.51m)

Attractive original feature fireplace surround, radiator, built in over stairs storage cupboard, UPVC double glazed window to the front aspect.

BEDROOM TWO 12' x 8' 8" (3.66m x 2.64m)

Radiator, attractive original feature fireplace, UPVC sealed unit double glazed window to the rear aspect.

SPACIOUS FAMILY BATHROOM 10' x 7' (3.05m x 2.13m)

Re-fitted with a modern white suite comprising P-shaped paneled bath with Aqualisa mixer shower, pedestal wash hand basin with mixer tap, tiled splashback, low level WC, heated towel rail/radiator, UPVC sealed unit double glazed window to the rear aspect.

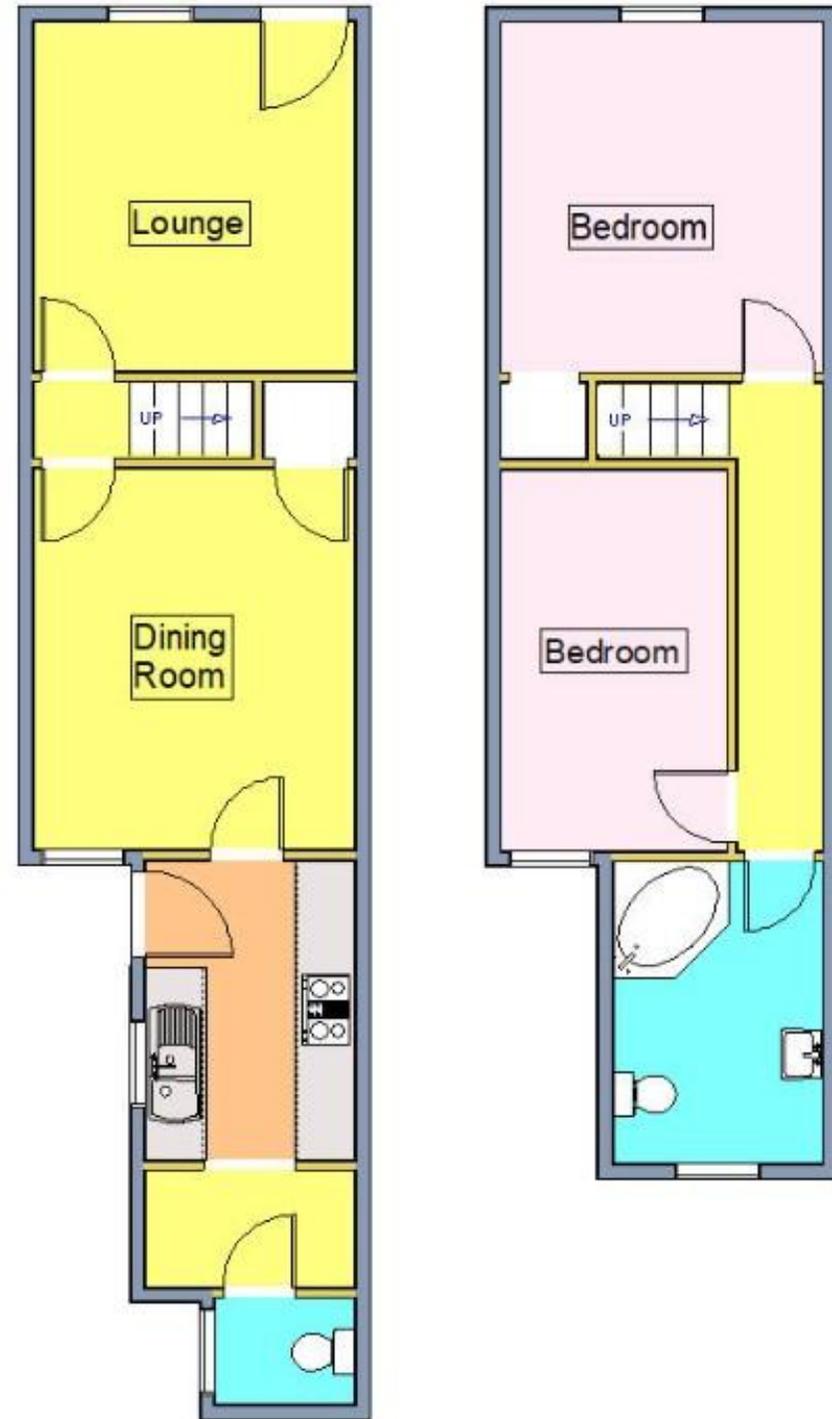
OUTSIDE

The property is recessed from the road with a small low maintenance style garden with picket fencing and gate to the front boundary, decorative stones and block paved pathway leading to the entrance door, lantern style light.

To the rear of the property there is an enclosed garden measuring approximately 33' in depth reducing to 30' x 13' comprising shingled and paved areas, lawn with further paving, cold water tap, timber fencing to the boundaries and rear gate access.

COUNCIL TAX

Band 'B'









Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		