

32 Kemsley Road, Felixstowe, IP11 9AP



Freehold

Guide Price

£210,000

Subject to contract

2 bedrooms
1 reception room
1 bathroom



This well-presented home benefits from an allocated parking space, double bedrooms, ground floor cloakroom and utility room.

Some details

General information

The property which is set back from the road begins with a pleasant front garden and entrance porch. This area has been customised to include the original storage cupboard which has now been renovated into a useful utility room. The rest of the ground floor accommodation includes the kitchen which is of a particularly good size (in the valuers' opinion) and comprises a modern high gloss finish. The living room which benefits from large windows overlooking the rear garden and the cloakroom which is located just off the entrance hall. Moving upstairs, both bedrooms are of a double size and the bathroom comprises a modern three-piece suite.

Entrance porch

6' x 6' (1.83m x 1.83m)

Entrance hall

Lounge

15' 9" x 12' (4.8m x 3.66m)

Kitchen

9' 5" x 11' 8" (2.87m x 3.56m)

Utility room

5' 8" x 10' 2" (1.73m x 3.1m)

Cloakroom

2' 4" x 6' 1" (0.71m x 1.85m)

Landing

Bedroom one

8' 9" x 14' 9" (2.67m x 4.5m)

Bedroom two

8' 8" x 15' 9" (2.64m x 4.8m)

Bathroom

6' 5" x 9' 1" (1.96m x 2.77m)

Outside

Both front and rear gardens are enclosed by fence boundaries, the rear garden benefits from overlooking a green area and enough room for a seating area to enjoy the summer months.

Location

This property is located within the popular residential area of Walton which enjoys a wide range of amenities including shops, takeaways, doctors, dentist, hairdressers, parks and has a collection of schools for all ages.

Important information

Council Tax Band - B

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - F

Our ref - AB

Directions

From our Hamilton Road office proceed North and at the Orwell Hotel roundabout take the first exit onto High Road West and continue towards Garrison Lane traffic lights. Continuing passed the traffic lights and still on High Road West take a left onto Seat on Road, shortly down the road take another left onto Kemlsey Road and the property can be found at the end of the road on the right hand side.

Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

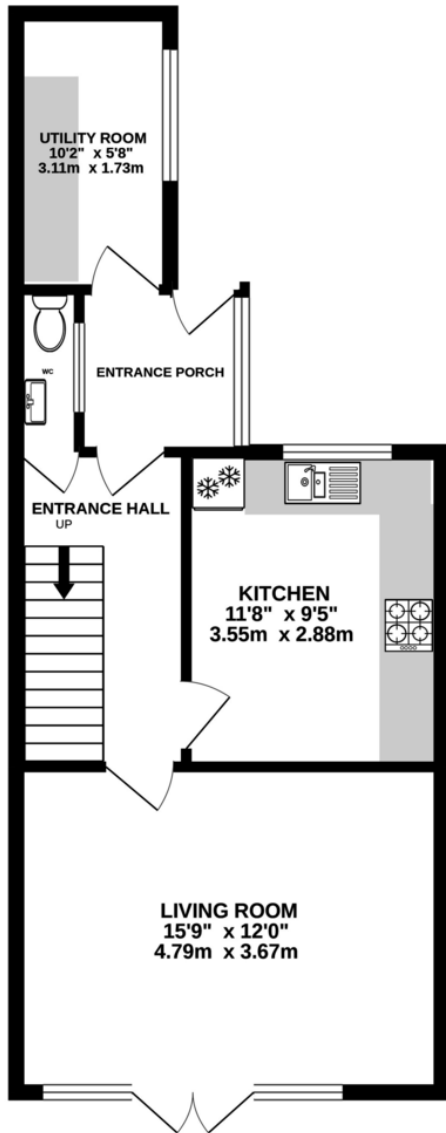
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Viewing

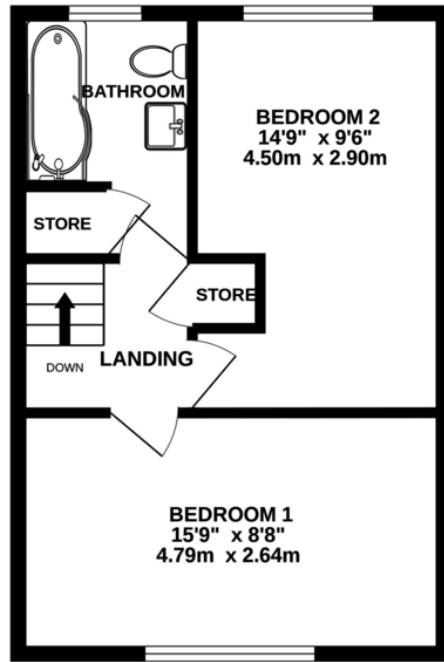
To make an appointment to view this property please call us on 01394 548700.

GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.

1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 852 sq.ft. (79.1 sq.m.) approx.
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