

A one bedroom ground floor apartment with courtyard garden to rear and on-street parking, in the popular coastal town of Felixstowe, centrally located to the amenities of the town.

Guide Price
£110,000 Share of Freehold
Ref: P7665/B

10 Gainsborough Road
Felixstowe
Suffolk IP11 7HT



Entrance hall, sitting room, bedroom, kitchen, separate pantry, rear hall, bathroom and utility room.

Courtyard garden to rear.

On-street parking.

No onward chain.

Contact Us



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Location

The property is located in the popular coastal town of Felixstowe, centrally located to the amenities of the town. Felixstowe is a seaside town with many amenities along the popular seafront and promenade, including the pier, restaurants, cafes, amusement arcades, and other holiday activities as well as a swimming pool and leisure centre. In the town itself are a number of local and national shops, including a Tesco supermarket and on the outskirts of the town is a Morrisons. There is a railway station with trains running into Ipswich and then onto London Liverpool Street.

Description

10 Gainsborough Road is a one bedroom ground floor apartment in a popular residential street. A former local authority property now in need of renovation and refurbishment. The property forms part of a Victorian house with one apartment above and has pretty redbrick elevations.

The property benefits from gas-fired central heating and a courtyard garden to the rear.

Accommodation

The front of the property is approached via a shared communal entrance with front door into the entrance hall and personal door to the apartment which opens into the sitting room. This is a good size room with bayed window to the front and vinyl flooring. There is a door leading into the inner hall which has a wall mounted radiator and doors off to bedroom one. This is a double room with slash window to the rear and wall mounted radiator. There is a partially glazed door to the pantry with sash window to the side and a further door from the inner hall to the kitchen with sash window to the side, a range of fitted wall and base units, wall mounted Ideal Logic combination boiler and stainless steel single drainer sink unit with tiled splashbacks to roll top worksurfaces. There is space for an electric cooker. There is a door leading into the rear lobby with quarry tile flooring, a partially glazed door to the garden and doors off to the utility room with windows to the side and rear, worktop with unit under and space and plumbing for a washing machine and space for appliances, wall mounted radiator and quarry tile flooring. There is an opening from the rear lobby to the bathroom with obscure window to the rear, bath with taps over and tiled surround, low-level WC, pedestal hand wash basin with tiled splashback and a small access to the loft.

The property benefits from good quality UPVC double glazed windows and gas-fired central heating.

Outside

The property is approached from the front via a pathway to the front door. There is a separate pathway that leads down to the rear of the property with gated access which is shared with the apartment above leading to the rear courtyard of the property.

Note to Interested Parties

The property will have a 250 year lease, but upon completion, 50% of the freehold will be transferred to the buyer.

Please read and absorb the agents notes listed towards the end of these particulars.

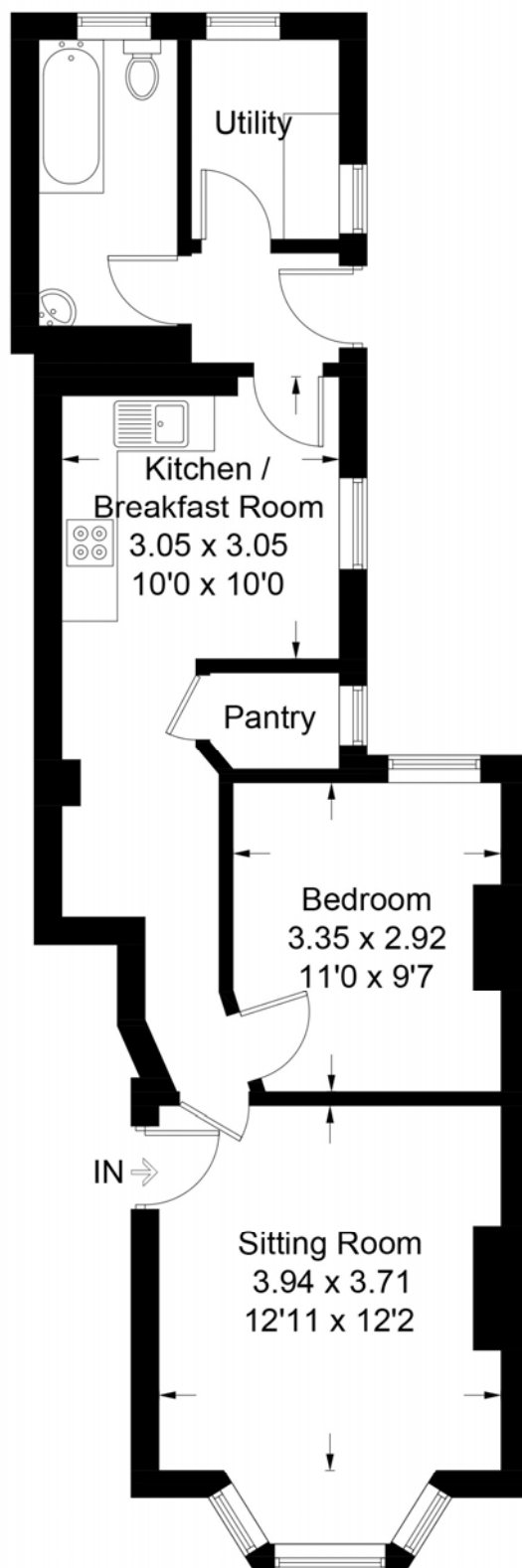






10 Gainsborough Road, Felixstowe

Approximate Gross Internal Area = 55.8 sq m / 601 sq ft



For identification purposes only. Not to scale. Copyright fullaspect.co.uk
Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains water, drainage, gas and electricity serve the property.

Broadband To check the broadband coverage available in the area click this link –

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link –

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = C (Copy available from the agents upon request).

Council Tax Band A; £1,472.20 payable per annum 2025/2026

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. The vendor Flagship Ltd does require offers to be accompanied by a completed Declaration of Interest form which is available from the Agent. In cases where applicants are purchasing the property with cash funds, the vendor requires exchange and completion to take place within 28 days of instructing legal representatives and reserves the right to abort the sale if this condition is not met.
4. Please note that a grounds maintenance charge may apply.
5. The property must be marketed for a minimum of 14 days before any offers are to be considered.
6. Please also note that all properties built before 2000 will have some degree of asbestos, a report may be available to obtain from Flagship but buyers are encouraged to conduct their own searches.
7. There is an engrossment fee of £150 payable by the purchaser upon completion.
8. Flagship have requested a Regulated Drainage & Water Search and a Regulated Local Authority Search, the cost of which the Buyer will be responsible for on completion. A clause to this effect will be included in the sales contract. We are unable to guarantee that the search results will be available prior to a sale being agreed but will provide the search report once this is available. We cannot be liable for any adverse results which may be revealed when the search is produced and the buyer must rely on their own searches, survey and inspection.
9. On completion the Buyer shall be required to reimburse the Seller the cost of the searches totalling £130.00.
10. Any prospective buyer interested in adding additional units, subdividing the garden, or altering the property's use will be required to obtain a release of covenant from Flagship Ltd, along with the necessary permissions.
11. Flagship Housing Ltd have a restriction against use of the property as a House of Multiple Occupation (HMO). The incoming purchaser may wish to explore a release of this restrictive covenant with Flagship Housing Ltd directly.

August 2025

Directions

Heading South bound on the A12 at Wickham Market continue for approximately 17.5 miles until the junction with the A14 at Seven Hills roundabout. Take the second exit towards Felixstowe. On reaching Felixstowe at the first roundabout take the first exit onto Candlet Rd. At the next roundabout take the second exit into Garrison Rd. Turn left into High Road West and at the roundabout take the third exit into Hamilton Rd. and turn left into Gainsborough Rd. where the property can be found on the right identified by a Clarke and Simpson For Sale board.

What3Words location: [///zoom.parade.hurt](http://zoom.parade.hurt)



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.



DECLARATION OF INTERESTS BY PROSPECTIVE BUYERS

Property Address:

This declaration is designed to prevent conflicts of interests between Flagship Housing Limited and prospective buyers of property from Flagship Housing Limited.

As a result of this declaration Flagship Housing Limited may not be able to sell a property to you if you are an employee or Board Member of Flagship Housing Limited or if you are a contractor, consultant or supplier to Flagship Housing Limited or if you are related to or a close personal friend of an employee or a Board Member or a contractor, consultant or supplier to Flagship Housing Limited.

The definition of a “relative” includes – Parents, spouse, domestic/civil partner, child, grandchild, siblings/siblings in-law, step relative or any member of your household.

The form below is for you to declare if you are a Board Member, an employee or a contractor, consultant or supplier to Flagship Housing Limited or a relative or close personal friend of a Board Member, an employee or a contractor, consultant or supplier.

Parties purchasing in joint or under company name must complete **separate DOI forms** for each individual involved in the purchase. This includes all named Directors of the company, for example: *John Doe (on behalf of Jane Doe Ltd)*.

1	Name of individual completing DOI		
2	Date of declaration		
3	Please answer the following questions by crossing out Yes/No as appropriate		
3a	Are you a current employee of Flagship Housing Limited?	Yes	No
3b	Are you a current board member of Flagship Housing Limited?	Yes	No
3c	Are you a principal proprietor, director or employee of any company, firm or practice with which Flagship Housing Limited does business	Yes	No
3d	Are you an employee of the Local Authority or member of a Town or Parish Council or other likeminded organisation working in partnership with Flagship Housing Limited?	Yes	No
3e	Are you related to someone who falls into the category of 3a, 3b, 3c, or 3d above?	Yes	No
3f	Are you a close personal friend to someone who falls into the category of 3a, 3b, 3c, or 3d above?	Yes	No
4	If you have answered 'Yes' to any of Q3, please detail the name(s) of those concerned		



5	Signed	
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IF PURCHASING AS A COMPANY, PLEASE COMPLETE THE FOLLOWING DECLARATION IN ADDITION TO OVERLEAF

To satisfy our Regulator, please cross out Yes/No as appropriate to provide specific confirmation that your company **is not** any of the following:

Is the company a registered provider of social housing? (current or intended)	Yes	No
Is your company a non-registered organisation providing social housing?	Yes	No
Is your company a charity? (whether registered with the charity commission or not)	Yes	No
Please provide the name(s) of any additional Director(s) for your company		
Signed		



Buyer Qualification

Buyer/s name/s:

Purchased property address:

Purchaser type: (Circle the correct response)

First time buyer

Buy to Let

Investor

Owner/Occupier (buy to live)

Other:

Funding: (Circle the correct response)

Mortgage

Bridging Loan

Cash

Cash from sale

Gift

Other:

As a cash buyer I can confirm that I will be in a position to exchange contracts within 28 days as required by Flagship Housing Limited.

Signed: