



**27 High Road West, Felixstowe, IP11 9JD**

**£275,000 FREEHOLD**

**Built in 1900 as part of the Railway Terrace, a three bedroom mid terrace home situated within close proximity to the Felixstowe town centre and offered for sale with no onward chain.**

In addition to the three bedrooms the property benefits from two reception rooms and a generous size south facing rear garden.

The accommodation briefly comprises entrance hall, lounge / diner, kitchen, ground floor bathroom, three bedrooms and bathroom.

Heating is supplied in the form of gas fired central heating via radiators and windows are of double glazed construction.

The property is conveniently located within close proximity to the Felixstowe town centre and train station, with local schools also nearby.

The property would make an ideal investment purchase as the property is currently tenanted and has been for eleven years.

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

Entrance door opening to:-

**ENTRANCE HALL 10' 10" x 3' 11" (3.3m x 1.19m)**

Radiator, door to:-

**DINING ROOM 15' x 9' 10" (4.57m x 3m)**

Radiator, window to the rear aspect, stairs leading to the first floor with under stairs storage cupboard, original feature fireplace, double width opening into:-

**LOUNGE 11' 10" x 10' 11" (3.61m x 3.33m)**

Radiator, window to the front aspect, T.V point, original feature fireplace with surround.

**KITCHEN 9' 3" x 6' 4" (2.82m x 1.93m)**

Fitted worktops with storage units above and matching storage units and

drawers below, matching splashback, stainless steel sink unit with mixer tap and single drainer, space and plumbing available for a dishwasher, space for under counter fridge freezer and space for cooker, window to the side aspect, opening to:-

**REAR LOBBY** Radiator, window to the side aspect, door to rear garden, door to:-

**BATHROOM 8' 7" max reducing to 6' 7" x 5' 8" (2.62m x 1.73m)**

Suite comprising low level W.C., hand wash basin, panelled bath with electric shower overhead, obscured window to the rear aspect, extractor, airing cupboard housing Ideal combination boiler.

**FIRST FLOOR LANDING** Skylight, access to loft space, doors to:-

**BEDROOM 1. 11' 1" x 9' 11" (3.38m x 3.02m)**

Radiator, window to the rear aspect, above stairs storage cupboard, built-in wardrobes with sliding doors.

**BEDROOM 2. 10' 11" x 8' 10" (3.33m x 2.69m)**

Radiator, window to the front aspect, original feature fireplace.

**BEDROOM 3. 6' 11" x 6' 10" (2.11m x 2.08m)**

Window to the front aspect.

**OUTSIDE** The front of the property is mainly laid to lawn, garden path leading to the entrance door, fencing to the front and side boundaries, potential to add off road parking subject to planning permissions. To the rear of the property there is a south facing garden, a generous size plot, good size patio area leading to a large lawn, established shrub and plant borders, fencing to the boundaries, outside tap, side access passageway.

**COUNCIL TAX BAND** Band ' B '





