



## 8 Brightwell Close, Felixstowe, IP11 2YJ

**£155,000 FREEHOLD**

Situated on the popular Orwell Green development in Felixstowe and seemingly ideal for a first time buyer or buy to let investor is this one bedroom home.

In addition the property benefits from allocated off road parking, an enclosed garden and a modern open plan kitchen / lounge.

The accommodation in brief comprises open plan lounge / kitchen, upstairs there is a bathroom and bedroom. Windows are of double glazed construction, heating is supplied in the form of electric storage radiators.

The property is conveniently situated within close proximity to a major supermarket, doctors surgery and pharmacy. Links to the A14 are also nearby.

Steps leading up to the UPVC entrance door opening into:-

### **OPEN PLAN LOUNGE / KITCHEN 18' 1" x 11' 8" (5.51m x 3.56m)**

Kitchen Area - A modern kitchen with fitted worktops and a tiled splashback, shaker style units above and matching storage units and drawers below, stainless steel sink unit with mixer tap and single drainer, integrated washing machine and integrated electric oven with a four ring gas hob above and cooker hood, space for a free standing fridge / freezer. Window to front aspect.

Lounge Area - Window to side aspect, stairs leading up to first floor, electric storage radiator, laminate flooring.

### **FIRST FLOOR LANDING**

Window to front aspect and doors to :-

### **BEDROOM 11' 8" x 10' 9" (3.56m x 3.28m)**

Window to side aspect, access to loft space, built in wardrobe, airing cupboard housing hot water cylinder, TV point.

### **BATHROOM**

Modern white suite comprising low level WC, hand wash basin, panelled bath with mixer tap and shower overhead, obscured window to the front aspect.

### **OUTSIDE**

To the front of the property is an open front garden which is mainly laid to lawn with steps leading to the entrance door. One allocated off road parking space. Gate opening into the enclosed garden which is mainly laid to lawn, fencing to boundaries and storage shed.

### **COUNCIL TAX**

Band 'A'







