



49 Langley Avenue, Felixstowe, IP11 2ND

£279,950 FREEHOLD

A spacious semi-detached bungalow built in the 1960's of traditional brick cavity wall construction with a part rendered front elevation beneath a pitched tiled roof.

The accommodation briefly comprises entrance porch, entrance hall, lounge, kitchen/breakfast room, conservatory, three bedrooms and bathroom.

Further benefits include double glazed windows and gas fired central heating via radiators.

The property stands within good size gardens in a residential no-through road approximately one mile from Felixstowe's main town centre with a variety of both local and national street stores available.

UPVC DOUBLE GLAZED ENTRANCE DOORS Opening to :-

ENTRANCE PORCH

Quarry tiled floor, glazed door opening to :-

ENTRANCE HALLWAY

Two radiators, access to loft space, built-in double door meter cupboard.

LOUNGE 16' 6" x 12' (5.03m x 3.66m)

Wall mounted gas fire, TV point, two wall light points, radiator, double glazed window to the front aspect.

KITCHEN/BREAKFAST ROOM 12' 6" x 12' (3.81m x 3.66m)

Fitted with a range of modern woodgrain finished units comprising base cupboards and drawers with work surfaces over, inset stainless steel single drainer sink unit with mixer tap, tiled splashback, matching eye level cupboards, built-in Zanussi double oven, electric four ring hob, concealed extractor hood over, space and plumbing for automatic washing machine, space for fridge freezer built-in airing cupboard housing lagged hot water cylinder, pine slatted shelves, built-in cupboard housing ideal Mexico gas fired boiler, shelved pantry cupboard, tiled floor, radiator, double glazed window to the rear aspect.

CONSERVATORY 16' x 9' 8" (4.88m x 2.95m)

(Accessed from hallway.) Tiled floor, two skylight windows, sliding double glazed doors opening to the rear garden.

BEDROOM 1 12' 3 reducing to 10' x 11' 3" (3.73m x 3.43m)

Fitted triple door wardrobes with cupboards over, radiator, double glazed window to the rear aspect.

BEDROOM 2 10' 2" x 10' 2" (3.1m x 3.1m)

Radiator, double glazed window to the front aspect.

BEDROOM 3 9' 10" x 6' 3" (3m x 1.91m)

(Currently used as a dining room.) Radiator, double glazed window to the side aspect.

BATHROOM 6' 8" x 6' 2" (2.03m x 1.88m)

Whisper grey coloured suite comprising corner panelled bath with mixer tap and Aqualisa shower over, wash hand basin with mixer tap, low level WC, tiled floor, part tiled walls, radiator, double glazed window to the side aspect.

OUTSIDE

The property is recessed from the road with a garden which is laid to lawn with well stocked established shrub borders, concrete hard standing space for one vehicle, side pathway and gate leading to the rear garden. To the rear of the property there is a good size garden which is mainly laid to lawn with established trees, shrubs and flower borders, paved area, fruit trees and timber storage shed.

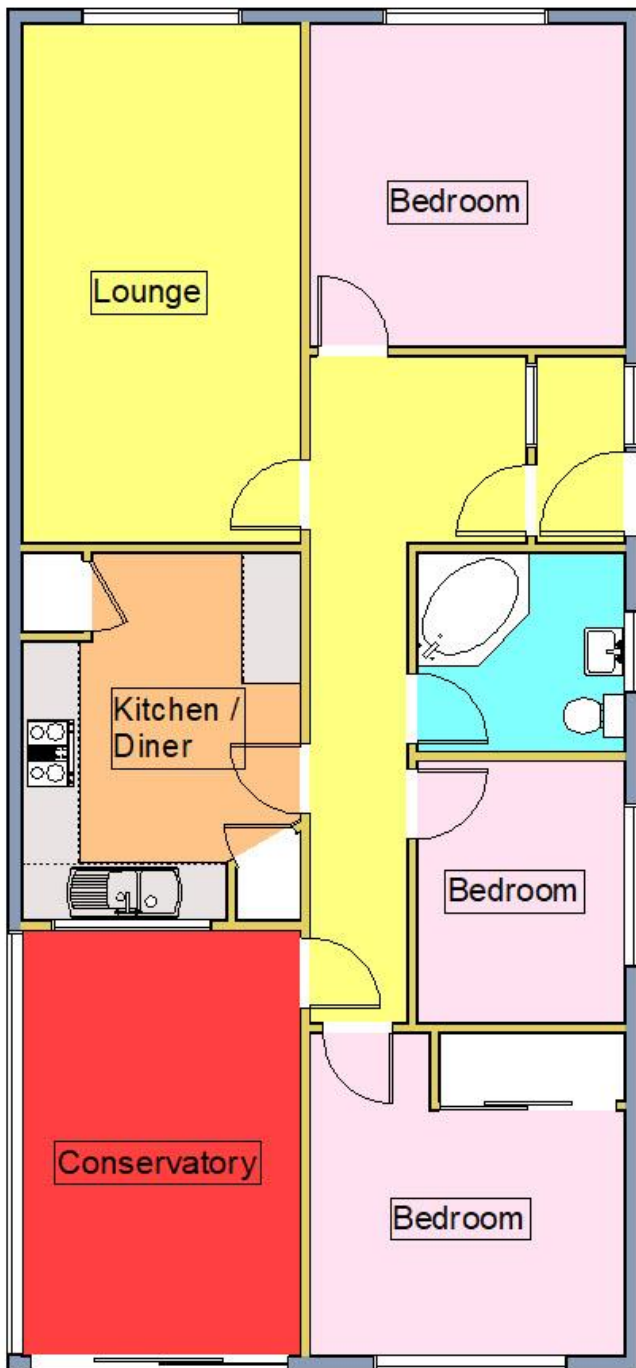
COUNCIL TAX

Band 'C'









Address: 49 Langley Avenue, FELIXSTOWE, IP11 2ND
 RRN: 0887-3932-8202-1377-9204

