



42 Glenfield Avenue, Felixstowe, IP11 9JL

£365,000 FREEHOLD

A well presented extended detached bungalow with good size established rear garden located in a highly popular residential location within walking distance of the main town centre.

The property has been extended to incorporate a garden room/conservatory with insulated tiled roof and suitable for all year round use, and in addition to the two bedrooms further accommodation consists of entrance hall, lounge, fitted kitchen and a re fitted shower room.

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

Externally a driveway comfortably enables off street parking for two / three vehicles and leads to an attached garage whilst to the rear aspect is a rear garden which is a good size, is enclosed and is exceptionally well maintained.

Glenfield Avenue is a popular and established residential location close to Felixstowe's main town centre and is also located close by to The Grove offering pleasant walks. Offered for sale with vacant possession and no onward chain, an internal inspection is advised to fully appreciate the accommodation on offer.

UPVC SEALED DOUBLE GLAZED DOOR opening to

ENTRANCE PORCH - Door to :-

ENTRANCE HALLWAY

Built in storage cupboard, access to loft space.

LOUNGE – 17'9" x 10'7"

Two radiators, TV point, double glazed sliding patio doors opening to :-

GARDEN ROOM – 12'3" x 11'6"

Of UPVC double glazed construction set upon cavity brick base and with insulated tile roof, UPVC sealed unit double glazed windows, pitched internally plastered ceiling, double glazed doors opening to the rear garden.

KITCHEN – 10'3" x 8'10"

Refitted with a range of modern wood grain style units comprising base cupboards and drawers, work surfaces over with inset stainless steel one and a half bowl sink unit with mixer tap, tiled splashback, matching eye level cupboards, electric oven and four ring hob, extractor over, space and plumbing for automatic washing machine, breakfast bar, radiator, cupboard housing wall mounted combination gas fired boiler, double glazed window to the rear aspect and double glazed door to the side aspect.

BEDROOM 1 – 10'7" X 10'2"

Range of fitted wardrobes, radiator, UPVC sealed unit double glazed window to the front aspect.

BEDROOM 2 – 13'8" maximum x 8'10" maximum

Range of fitted bedroom furniture, radiator, UPVC sealed unit double glazed window to the front aspect.

SHOWER ROOM

Refitted with a modern suite comprising walk in shower cubicle, with mixer shower, WC with concealed cistern, wash hand basin with vanity cupboards below, fully tiled walls, tiled floor, heated towel rail/radiator, UPVC sealed unit double glazed window to the side aspect.

OUTSIDE

The property stands on a good size plot and has gardens to both the front and rear aspect.

FRONT GARDEN

To the front of the property there is a low maintenance block paved garden enabling off street parking for two / three vehicles leading to an attached single garage.

GARAGE 16'5" x 8'7"

Light and power connected and with personal door to the rear garden.

REAR GARDEN

To the rear of the property there is a good size and exceptionally well maintained garden being landscaped, mainly laid to lawn but also having flower and shrub borders. Enclosed by fencing the garden offers reaching views to the rear aspect towards Abbey Grove.

COUNCIL TAX

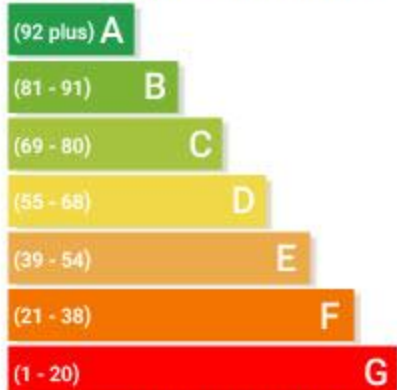
Band 'D'

Address: 42 Glenfield Avenue, FELIXSTOWE, IP11 9JL

RRN: 0034-2327-3300-0185-6222

Energy Rating

Most energy efficient - lower running costs



CURRENT

67

POTENTIAL

85

Not energy efficient - higher running costs

England & Wales

EU Directive
2002/91/EC

