



27 Looe Road, Felixstowe, IP11 9QB

£315,000 FREEHOLD

Requiring general modernisation and improvements, a spacious semi-detached single bay four-bedroom property located in a popular residential road in Old Felixstowe with adjacent parking for one vehicle and a good size established sunny aspect rear garden.

In addition to four bedrooms, further accommodation consists of entrance porch, entrance hall, lounge, dining room, kitchen and first floor bathroom. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

The property lends itself to improvements and possible extensions with other properties within the area having considerably increased living accommodation in particular to both kitchen and dining room.

Looe Road is a popular residential location in Old Felixstowe within walking distance of the sea at both Cliff Road and Jacobs Ladder.

Felixstowe's main town centre is approximately one mile away and there are nearby shopping facilities on High Road East.

Offered for sale with vacant possession and no onward chain an internal inspection is advised to appreciate the accommodation and potential on offer.

DOUBLE GLAZED ENTRANCE DOOR

Leading to :-

ENTRANCE PORCH

Entrance door leading to :

ENTRANCE HALLWAY 16' 6" in depth (5.03m)

Radiator, staircase leading to first floor landing. Doors leading to :-

LOUNGE 15' 6" into bay reducing to 12' x 12' (4.72m x 3.66m)

Open fireplace, radiator, bay window to front aspect.

DINING ROOM 12' x 10' (3.66m x 3.05m)

Feature fireplace, UPVC double glazed patio doors leading onto rear garden.

KITCHEN 12' x 8' (3.66m x 2.44m)

Comprising single drainer sink unit with cupboards under, windows to side aspect, gas cooker point, under stairs storage cupboard, Ideal Logic boiler serving domestic hot water supply and central heating, door leading to outside.

FIRST FLOOR LANDING

Window to side aspect, access to loft space and doors leading to :-

BEDROOM 1 12' x 12' (3.66m x 3.66m)

Radiator, window to front aspect.

BEDROOM 2 12' x 10' max reducing to 8' 10" (3.66m x 2.69m)

Radiator, built in storage cupboard, window to rear aspect.

BEDROOM 3 8' x 8' max reducing to 6' 9" (2.44m x 2.06m)

Built in airing cupboard, window to rear aspect.

BEDROOM 4 8' 2" x 6' 2" (2.49m x 1.88m)

Radiator, window to front aspect.

SHOWER ROOM 6' 7" x 5' 6" (2.01m x 1.68m)

Fitted with shower cubicle with Mira shower inset, low level WC, wash hand basin, two windows to side aspects.

OUTSIDE

The property offers a wider than normal plot within Looe Road and has a good sized rear garden with sunny aspect being established, laid mainly to lawn and enclosed.

Adjoining the property to the rear aspect (rear of kitchen) is an outside toilet with high level suite and also a separate store (4'8" x 4'2").

To the front aspect is a small enclosed garden, a driveway enables off street parking for one small vehicle and leads to the garage which is 15'10" x 7'6" with UPVC double glazed door leading to rear garden.

COUNCIL TAX
Band 'C'

Address: 27 Looe Road, FELIXSTOWE, IP11 9QB
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