



107 Garrison Lane, Felixstowe, IP11 7RE

£390,000 FREEHOLD

Located within close proximity to the Felixstowe town centre and seafront is this extended three bedroom detached family home built in the 1920's.

In addition to the three bedrooms the property benefits from two reception rooms, a study, off road parking, a ground floor shower room with a first floor bathroom and a west facing rear garden.

The accommodation in brief comprises entrance hall, lounge, dining room, kitchen, shower room, study. On the first floor there are three bedrooms, a family bathroom with separate WC.

Heating is supplied in the form of gas fired central heating to radiators.

Being situated on Garrison Lane the property is within close proximity to the town centre, seafront and train station. Local schooling is also nearby.

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

ENTRANCE DOOR

Opening into :-

ENTRANCE HALL

Tiled flooring, two windows to side aspects, stairs leading up to the first floor and doors to :-

LOUNGE 20' 7" x 12' 3" (6.27m x 3.73m)

Laminate flooring, two radiators, window to the front aspect and windows and door into the rear garden, feature fire place, TV point, door opening into :-

INNER LOBBY

Forming part of the extension with doors into :-

STUDY 10' 1" x 6' 1" (3.07m x 1.85m)

Laminate flooring, radiator, door into rear garden.

GROUND FLOOR SHOWER ROOM

Suite comprising low level WC, vanity hand wash basin with mixer tap, shower cubicle, fully tiled walls and floor, extractor, radiator, shaver point.

DINING ROOM 12' 2" x 11' 11" (3.71m x 3.63m)

Original wood flooring, radiator, window to the front aspect. Door opening into :-

KITCHEN 15' 5" x 8' (4.7m x 2.44m)

Wood fitted worktops with tiled splashbacks, shaker style units above and matching storage units and drawers below, ceramic one and a half bowl sink unit with mixer tap and single drainer, space and plumbing available for both a washing machine and a dishwasher, integrated eye level Hotpoint oven and Baumatic microwave/grill combi, radiator, tiled flooring, windows and door to rear aspect, Baxi boiler.

FIRST FLOOR LANDING

Radiator, access to the loft space, window to rear aspect with fitted window seat, fitted storage cupboard and doors to :-

BEDROOM 1 15' 5" x 10' 7" (4.7m x 3.23m)

Radiator, two windows to the front aspect.

BEDROOM 2 12' 2" x 10' 3" (3.71m x 3.12m)

Radiator, window to the front aspect, wall lined fitted wardrobes.

BEDROOM 3 9' 8" x 9' 6" (2.95m x 2.9m)

Laminate flooring, radiator, window to the rear aspect.

BATHROOM 7' 10" x 6' 5" (2.39m x 1.96m)

Suite comprising vanity hand wash basin with mixer tap and storage cupboards underneath, panelled bath with electric shower over, part tiled walls, radiator, cupboard housing hot water cylinder, shaver point, obscured window to the rear aspect.

SEPARATE CLOAKROOM

Suite comprising low level WC and obscured window to the rear aspect.

OUTSIDE

To the front of the property is a driveway allowing off road parking for one car, the remainder of the front garden is very well presented with a low brick wall and wrought iron railings to the front boundary, garden path leading to the entrance door and side access gate, the remainder of the garden is mainly laid to lawn with a further slate chippings area with established shrub and plant borders.

The rear garden is of west facing, enclosed by fencing and is mainly laid to lawn with established shrub and plant border, garden path leading to a rear patio area, storage shed and summer house, southern American style garden veranda, outside lighting, outside tap, side access gate.

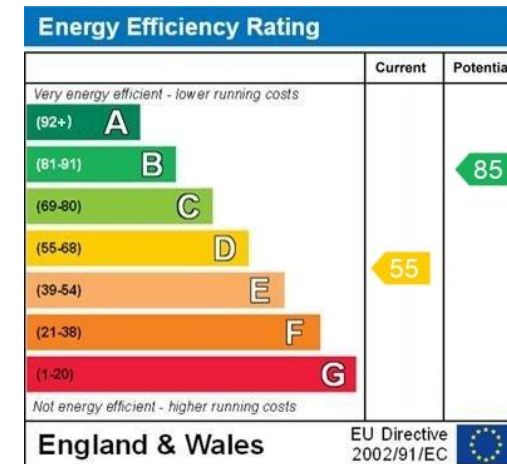
COUNCIL TAX

Band 'C'



Total area: approx. 120.0 sq. metres (1291.4 sq. feet)

Mortimer EPC
Plan produced using PlanUp.



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EU Directive
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