



**6 Vicarage Road, Felixstowe, IP11 2LR**

**£254,500 FREEHOLD**

Offered for sale with no onward chain is this three bedroom semi detached ex-local authority family home benefitting from generous sized front and rear gardens.

In addition the property benefits from two reception rooms, a ground floor cloakroom and three generous sized bedrooms.

The accommodation in brief comprises entrance hall, lounge, kitchen, dining room, cloakroom and covered side passageway. Upstairs there are three bedrooms and a family bathroom. Heating is supplied in the form of gas fired central heating and windows are of double glazed construction.

Subject to the necessary planning permissions there is potential to add off road parking to the front of the property similar to a few neighbouring houses.

Vicarage Road is located a short distance away from local amenities such as shops, doctors and a pharmacy, with links to the A14 also nearby. Felixstowe town centre is approximately one mile away.

With modernisation required, a viewing is highly recommended to appreciate the potential on offer.

Entrance door opening into:

**ENTRANCE HALL 10' 11" x 6' 5" (3.33m x 1.96m)**

Laminate flooring, radiator, window to side aspect, stairs leading to first floor and doors to:

**LOUNGE 15' x 10' 11" (4.57m x 3.33m)**

Radiator, TV point, window to front aspect.

**KITCHEN 11' 7" reducing to 8'2" x 10' 10" (3.53m x 3.3m)**

Fitted worktops with a tiled splashback, fitted storage units above and matching units and drawers below. Composite one and a half bowl sink unit with mixer tap and single drainer. Space and plumbing available for a washing machine and further spaces available for under counter fridge and freezer. Cooker point. Boiler. Windows to both rear and side aspect. Door to side passageway and door to:

**DINING ROOM 10' 11" x 9' 10" (3.33m x 3m)**

Radiator, TV point, window to rear aspect.

**COVERED SIDE PASSAGEWAY**

Door to the front garden, brick built store and door opening into the rear garden.

**CLOAKROOM**

Suite comprising low level WC, hand wash basin.

**FIRST FLOOR LANDING**

Window to side aspect, access to loft space, airing cupboard housing hot water cylinder.

Doors to:

**BEDROOM 1 15' 1" x 10' 11" (4.6m x 3.33m)**

Radiator, window to front aspect.

**BEDROOM 2 13' 10" x 11' (4.22m x 3.35m)**

Radiator, fitted cupboard, window to rear aspect.

**BEDROOM 3 9' 5" x 7' 2" (2.87m x 2.18m)**

Radiator, window to front aspect.

**FAMILY BATHROOM 7' 7" x 5' 3" (2.31m x 1.6m)**

Refitted suite comprising; WC with hidden cistern, vanity hand wash basin with mixer tap and storage cupboard underneath, bath unit with mixer tap and shower over. Tiled walls. Obscured window to rear aspect.

**OUTSIDE**

The front garden is mainly laid to lawn with a gated pathway leading to the entrance door, low brick wall to the front boundary.

The generous sized rear garden is enclosed by fencing and is laid to lawn. Outside brick built store.

**COUNCIL TAX** Band 'B'



