



## 3 St. Georges Terrace, Church Road, IP11 9ND

**£335,000 FREEHOLD**

Situated in a picturesque part of Old Felixstowe next to the Parish Church of St Peter and St Paul is this unique and seldom available 2/3 bedroom Georgian town house with gardens to both the front and rear aspect.

In addition the property benefits from off road parking and a garage. Heating is supplied in the form of gas fired central heating to radiators via a Viessman combi boiler and windows are of double glazed construction.

Church Road is a sought after residential location in Old Felixstowe approximately one mile from the main town centre and within a few minutes walk of the seafront and promenade at The Dip, there is a small parade of shops nearby in High Road East.

This charming Georgian residence dates back to circa.1827 and offers well proportioned accommodation planned over three floors. The accommodation comprises on the ground floor entrance hall, kitchen and dining room, on the first floor there is a lounge, study area and family bathroom, upstairs there are two bedrooms with a dressing room off bedroom two which could quite easily become a third bedroom.

A viewing is highly recommended to appreciate the historical charm which the property offers.

#### **ENTRANCE DOOR**

Opening into :-

#### **ENTRANCE HALL**

Stairs leading up to the first floor, storage cupboard and doors to :-

#### **KITCHEN 11' 11" reducing to 8'4" x 10' 3" (3.63m x 3.12m)**

Fitted worktops with a tiled splashback and shaker style units and drawers below, tiled flooring, integrated washing machine, further space and plumbing available for a dishwasher, ceramic one and a half bowl sink unit with mixer tap and single drainer, integrated oven with a four ring gas hob and cooker hood above, decorative Aga, cupboard housing the Viessmann combi-boiler, door into the inner hallway and a further door opening into :-

#### **DINING ROOM 11' 11" x 11' 4" (3.63m x 3.45m)**

Tiled flooring, radiator, UPVC windows and door overlooking the rear garden.

#### **FIRST FLOOR LANDING/STUDY AREA 12' 1" x 6' 1" (3.68m x 1.85m)**

Radiator, circular window to the front aspect, door opening into inner hallway with stairs leading up to the second floor and further doors to :-

#### **LOUNGE 15' 5" x 12' 2" (4.7m x 3.71m)**

Radiator, TV point, original open feature fire place, window to rear aspect and door opening into the steps leading down into the rear garden.

#### **BATHROOM 8' 11" x 5' 7" (2.72m x 1.7m)**

Suite comprising low level WC, hand wash basin, bath with mixer tap and shower attachment, part tiled walls, heated towel rail, tiled flooring and window to the front aspect.

#### **SECOND FLOOR LANDING**

Access to loft space, storage cupboard and doors to :-

#### **BEDROOM 1 14' x 12' 7" (4.27m x 3.84m)**

Radiator, window to rear aspect, wall lined fitted wardrobes and drawers.

#### **BEDROOM 2 11' 11" x 8' (3.63m x 2.44m)**

Radiator, window to front aspect, double width opening into :-

#### **DRESSING ROOM/BEDROOM 3 7' 4" x 6' 9" (2.24m x 2.06m)**

Radiator, window to front aspect, door onto the landing.

**OUTSIDE** To the rear of the property which historically would have been to the front of the property, is an east facing garden, enclosed by fencing which is mainly laid to lawn with a shrub and plant border, a small patio area with steps leading up to the lawn, a gate leads to the right of way passage way leading to Church Road and St Georges Road.

To the front of the property is a most attractive west facing garden which is mainly laid to lawn with established shrub and plant border with a pathway leading from Church Road down the entrance door, additionally there is a patio area with a wooden pergola.

**GARAGE 20' 5" x 9' 3" (6.22m x 2.82m)**

Window to the rear aspect, up and over door. In front of the garage on Church Road is an off road parking space for one vehicle.

**COUNCIL TAX**

Band 'C'







