

5 Stour Avenue, Felixstowe, IP11 2NP

£270,000 FREEHOLD

Offered for sale with no onward chain and benefitting from off road parking and a generous size rear garden is this ex local authority three bedroom semi detached family home.

In addition the property benefits from being re-decorated throughout including newly fitted carpets, gas fired central heating, a ground floor wet room and a first floor bathroom.

The accommodation in brief comprises entrance porch, entrance hall, lounge, kitchen, dining room, wet room, upstairs there are three bedrooms and a family bathroom.

The property is conveniently located within close proximity to a major supermarket, doctors surgery and a pharmacy with the Felixstowe town centre being approximately one mile away,.

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

Entrance door opening into :-

ENTRANCE PORCH 4' 5" x 3' 10" (1.35m x 1.17m)

Windows to front and side aspect, door opening into :-

ENTRANCE HALL 10' 11" x 6' 4" (3.33m x 1.93m)

Laminate flooring, radiator, window to side aspect, stairs leading up to the first floor, under stairs storage cupboard and doors to :-

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

Radiator, TV point, window to the front aspect.

KITCHEN 10' 10" x 8' 3" (3.3m x 2.51m)

Marble effect laminate fitted worktops with a tiled splashback, storage units above and matching units below. Stainless steel sink unit with hose style mixer tap and single drainer, new appliances such as a dishwasher, under counter fridge, freezer and freestanding cooker, pantry style cupboard, door opening into the rear lobby and door to:

DINING ROOM 10' 10" reducing to 9'4" x 9' 9" (3.3m x 2.97m)

Radiator, window to rear aspect.

REAR LOBBY

Door to outside and a door opening into :-

WET ROOM 9' 6" x 5' (2.9m x 1.52m)

Suite comprising low level WC, hand wash basin, electric shower, part tiled walls, radiator and obscured window to the side aspect, extractor.

FIRST FLOOR LANDING

Window to the side aspect, access to the loft space, airing cupboard housing pressurized hot water system and doors to :-

BEDROOM 1 15' 2" reducing to 12'2" x 10' 11" (4.62m x 3.33m)

Radiator, window to front aspect.

BEDROOM 2 13' 11" x 10' 11" (4.24m x 3.33m)

Radiator, window to rear aspect, cupboard housing the Vaillant boiler.

BEDROOM 3 9' 5" x 7' 4" (2.87m x 2.24m)

Radiator, window to the front aspect.

BATHROOM 7' 7" x 5' 2" (2.31m x 1.57m)

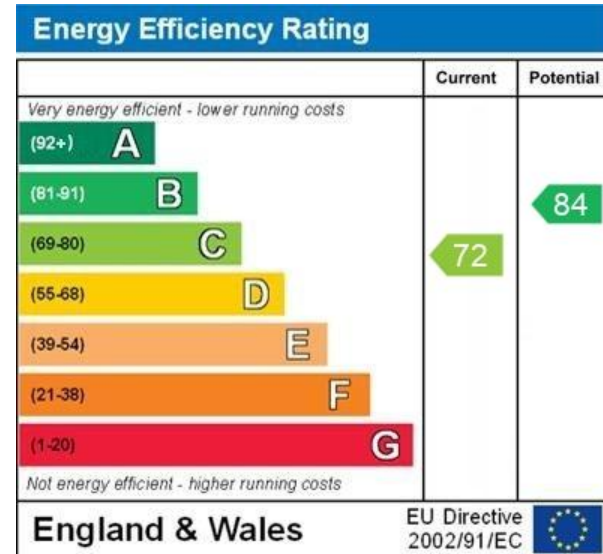
Suite comprising low level WC, hand wash basin, bath with electric shower over, radiator, extractor, obscured window to the rear aspect.

OUTSIDE

To the front of the property there is a driveway and the remainder of the garden is laid to lawn with established shrub and plant border, side access gate.

The rear garden comprises a concrete area with a path leading to the lawn, enclosed by fencing, two brick built stores one of which has space and plumbing available for a washing machine, outside tap.

COUNCIL TAX Band 'B'



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