



## 82 Colneis Road, Felixstowe, IP11 9HH

**£295,000 FREEHOLD**

Located in a popular and sought after residential position, within walking distance of the main town centre, a two bedroom bungalow of traditional brick cavity wall construction benefitting from a good sized enclosed sunny aspect rear garden.

In addition to the two bedrooms further accommodation consists of entrance porch, entrance hall, a lounge/dining room, fitted kitchen, shower room and conservatory/sun room.

Heating is supplied in the form of gas fired central heating to radiators and all windows are of double glazed construction.

Externally the property offers a good sized enclosed, well maintained sunny aspect rear garden, whilst to the front aspect off street parking is available for two/three vehicles in addition to a brick built garage.

Colneis Road is a popular and established residential location approaching Old Felixstowe but within walking distance of the main town centre, and also located within walking distance of shopping facilities on High Road East and for public transport link.

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

#### **UPVC DOUBLE GLAZED ENTRANCE DOOR**

Leading to :-

#### **ENTRANCE PORCH 4' 8" x 3' 1" (1.42m x 0.94m)**

Radiator and double glazed door leading to :-

#### **ENTRANCE HALLWAY 14' 5" x 3' (4.39m x 0.91m)**

'L' shaped, radiator, doors leading to kitchen, shower room, bedroom two, garage and also into :-

#### **LOUNGE/DINING ROOM Approximately 20' x 12' (6.1m x 3.66m)**

Radiator, flame effect gas fire, three wall lights, UPVC double glazed patio doors opening onto rear garden, also door leading to bedroom one.

#### **KITCHEN 10' 10" x 10' 3" (3.3m x 3.12m)**

Fitted comprising a single drainer one and a half bowl sink unit with cupboards under, a range of fitted drawers, cupboards, units and work surfaces, four ring gas hob with a stainless steel splashback and stainless steel extractor hood above, integrated dishwasher, built in oven, plumbing for automatic washing machine, Worcester combination boiler serving hot water supply and heating, two UPVC double glazed windows to front aspect.

#### **BEDROOM 1 12' 8" into wardrobe recess reducing to 10'8" x 11' (3.86m x 3.35m)**

A range of fitted bedroom furniture consisting of full length wardrobes, drawers, bedside cabinets, corner display units and further drawers, radiator, UPVC double glazed window to rear aspect.

#### **BEDROOM 2 11' x 7' (3.35m x 2.13m)**

With a range of fitted bedroom furniture consisting of wardrobes, a chest of drawers, further drawers and bedside cabinet, radiator, UPVC double glazed window to side aspect.

#### **SHOWER ROOM 7' x 6' 4" (2.13m x 1.93m)**

Fully tiled wall and floor surfaces, comprising a double width shower cubicle with Mira shower inset and adjacent screen, low level WC, wash hand basin, heated towel rail/radiator, wall mounted Dimplex fan heater, UPVC double glazed window to front aspect.

#### **SUN ROOM/CONSERVATORY 26' 8" x 9' 2" (8.13m x 2.79m)**

With tiled flooring, polycarbonate roof, UPVC double glazed window to rear aspect, radiator, UPVC double glazed door leading to outside.



## OUTSIDE

The property is situated in a popular residential established location approximately half a mile from Felixstowe's main town centre.

The front garden has a double width driveway, enabling off street parking for two vehicles and leads to garage, the garden further extends to imprint concrete patio/terrace garden, low maintenance, suitable for additional parking if so desired, and enclosed by dwarf brick wall.

## **GARAGE 19' 3" max reducing to 15'10 x 9' 3" (5.87m x 2.82m)**

With remote operated up and over slide door, light and power connected and door allowing access into the sun room/conservatory.

## **REAR GARDEN {Approximately 70' in length x 35' in depth} (21.34m x 10.67m)**

Offering a sunny aspect, the rear garden is well maintained, features a large block paved patio/terrace, with arched trellis leading to floral border, in turn leading to area laid to lawn.

The garden offers a wide variety of established flowers and shrubs and is enclosed by fencing.

## COUNCIL TAX

Band 'C'

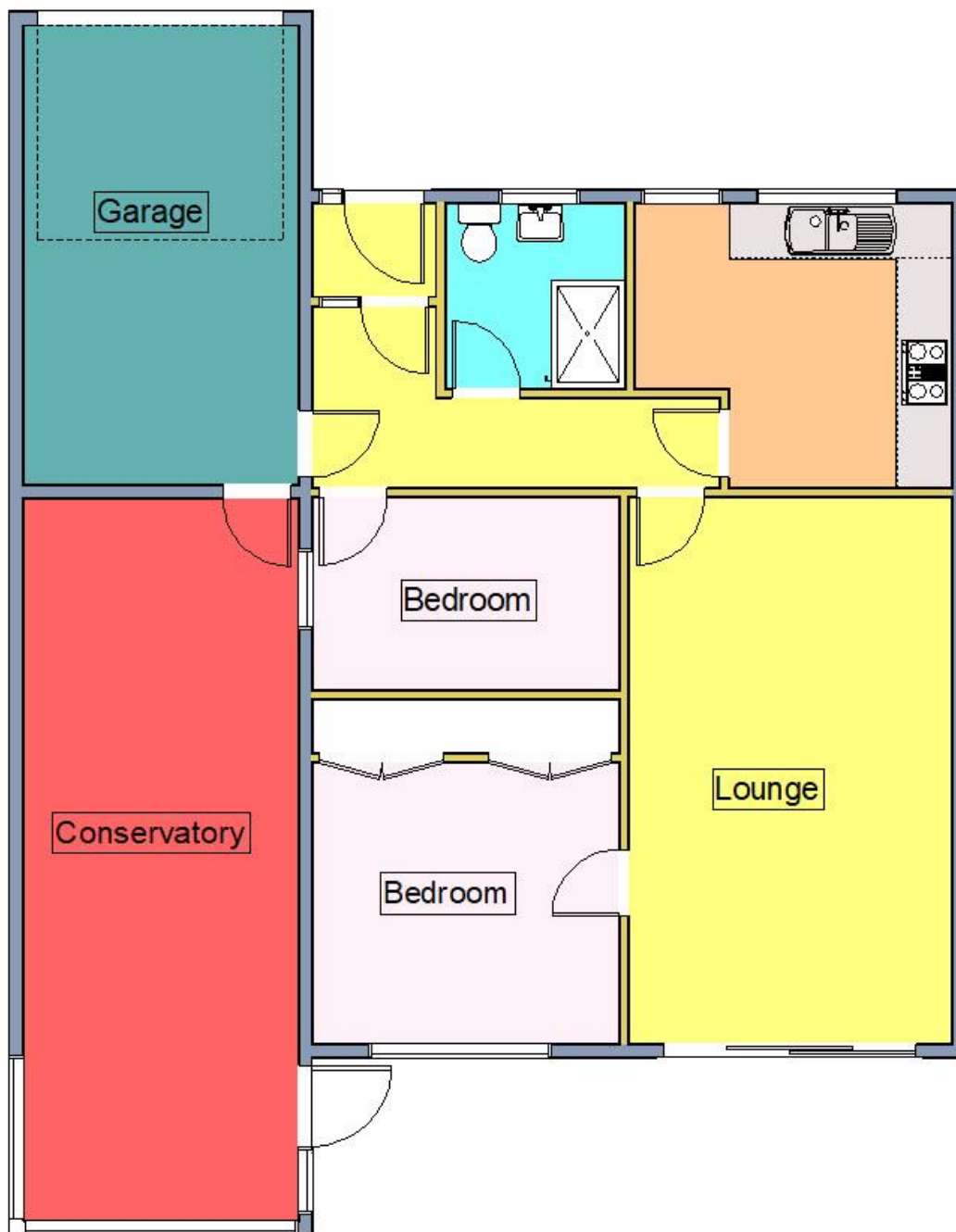












Address: 82 Colneis Road, FELIXSTOWE, IP11 9HH  
 RRN: 4000-2490-0922-4479-3343

### Energy Rating

Most energy efficient - lower running costs

CURRENT

POTENTIAL

(92 plus) A

(81 - 91) B

(69 - 80) C

(55 - 68) D

(39 - 54) E

(21 - 38) F

(1 - 20) G

Not energy efficient - higher running costs

86

67

England & Wales

EU Directive  
2002/91/EC

