



78 Western Avenue, Felixstowe, IP11 9NG

£350,000 FREEHOLD

Offered for sale with no onward chain and located in Old Felixstowe is this three bedroom, detached family home, situated on a corner plot.

In addition to the three bedrooms the property benefits from two reception rooms, off road parking and a garage. Accommodation briefly comprises entrance hall, lounge, dining room, kitchen, upstairs there are three bedrooms and a shower room. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

Western Avenue is a prime residential road in Old Felixstowe within close proximity to the seafront and a parade of shops and amenities located on High Road East. A viewing is highly recommended to appreciate the accommodation on offer.

UPVC ENTRANCE DOOR

Opening into :-

ENTRANCE HALL 17' 3" x 5' 10" (5.26m x 1.78m)

Radiator, obscured window to rear aspect, stairs leading up to the first floor with under stairs storage cupboard, and doors to :-

LOUNGE 20' 9" x 10' 11" (6.32m x 3.33m)

Two radiators, gas feature fire with surround, TV point, windows to front aspect, French doors to rear aspect.

DINING ROOM 9' 4" x 7' 7" (2.84m x 2.31m)

Radiator, window to front aspect.

KITCHEN 9' 4" x 6' 3" (2.84m x 1.91m)

Fitted worktops with high white gloss storage units above and matching storage units and drawers below, stainless steel one and a half bowl sink unit with mixer tap and single drainer, space and plumbing available for a washing machine, integrated electric oven with four ring electric hob and cooker hood above, window to rear aspect, radiator, door to outside.

FIRST FLOOR LANDING

Access to the loft space, airing cupboard housing Baxi combination boiler and doors to :-

BEDROOM 1 14' x 10' 11" (4.27m x 3.33m)

Radiator, TV point, window to front aspect.

BEDROOM 2 10' 7" x 9' 4" (3.23m x 2.84m)

Radiator, window to front aspect, TV point.

BEDROOM 3 10' 11" x 6' 5" (3.33m x 1.96m)

Radiator, window to rear aspect, TV point.

SHOWER ROOM 6' 4" x 6' 3" (1.93m x 1.91m)

Suite comprising low level WC, hand wash basin, mixer tap, corner shower, heated towel rail, shaver point, extractor, obscured window to the rear aspect.

OUTSIDE

The property is situated on a corner plot between Western Avenue and Saxon Close. To the front of the property is an open front garden which is laid to lawn with a garden path leading up to the entrance door, side access gate. Off road parking for one car.

The rear garden is of west facing aspect, and is mainly laid to lawn with a patio area and is enclosed by fencing, outside tap, outside socket, rear access gate leading to :-

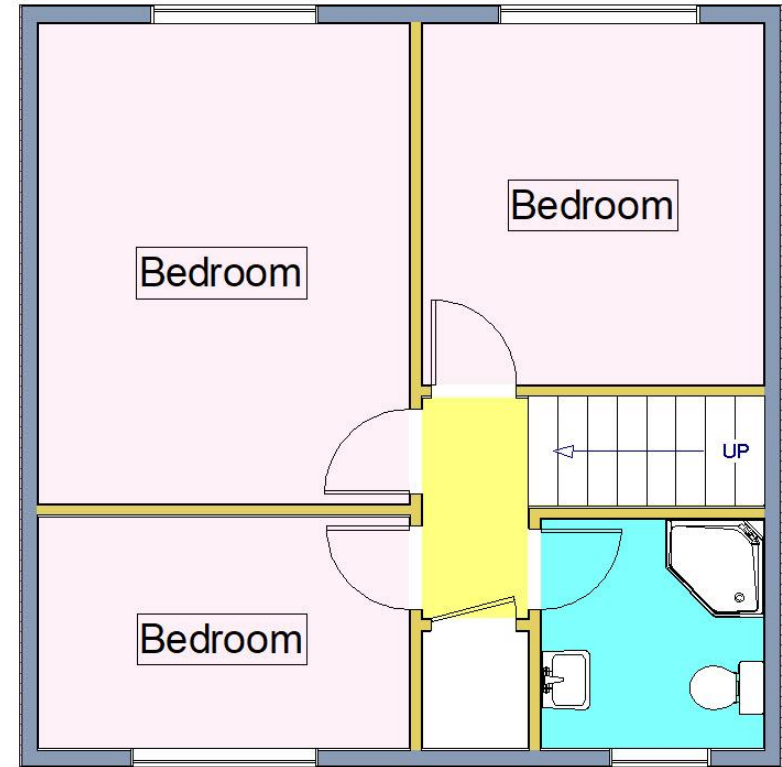
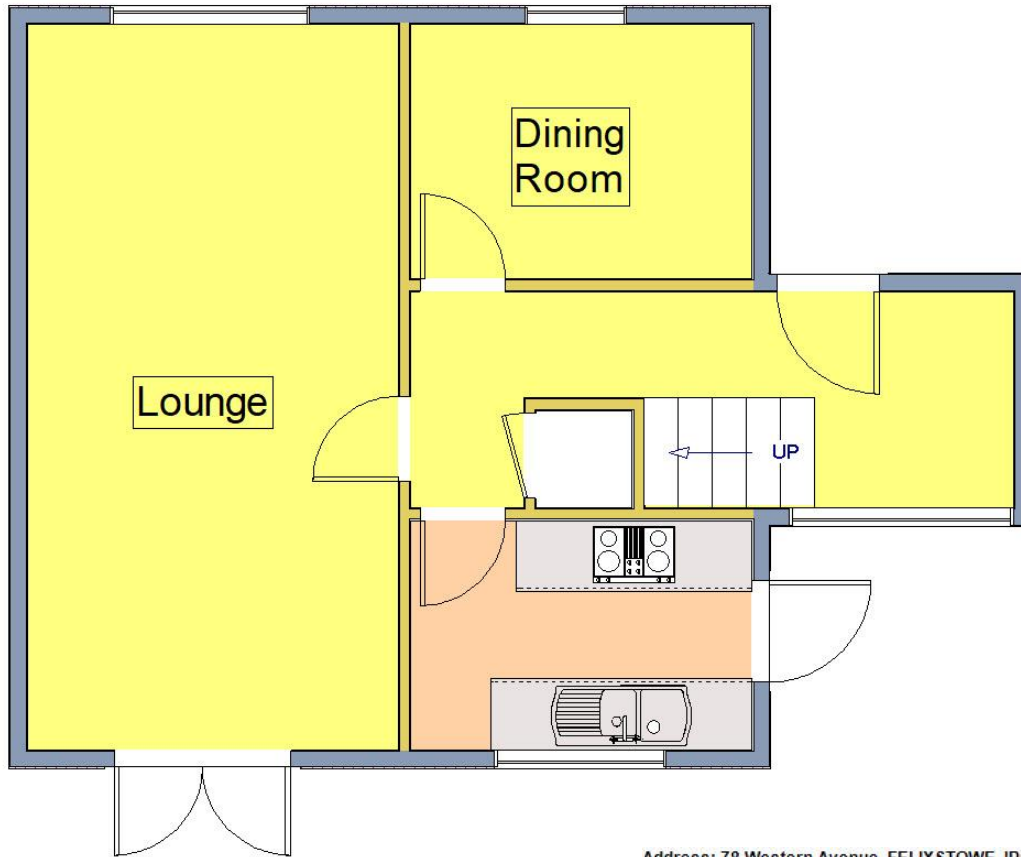
GARAGE With up and over door.

COUNCIL TAX

Band 'D'







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