



18 Rydal Avenue, Felixstowe, IP11 9SE

£399,950 FREEHOLD

An exceptionally well presented detached three bedroom bungalow located in a popular Old Felixstowe location within approximately 1/4 mile of the sea and golf course at Cliff Road.

In addition to the three bedrooms, the property benefits from a modern kitchen, modern shower room, well presented front and rear gardens and a garage. Additionally, there is a private courtyard style garden situated off the lounge. The accommodation in brief comprises entrance porch, entrance hall, lounge, kitchen, three bedrooms and a shower room.

Rydal Avenue is a residential cul-de-sac consisting purely of bungalows in the generally sought after area of Old Felixstowe, a few minutes walk from the sea, 18 hole golf Links and promenade, with the town centre being less than one and a half miles distant with a variety of both national and local high street stores available. The property is situated down a walk-way with a garage in a block nearby. A viewing is highly recommended to appreciate accommodation on offer.

UPVC entrance door, opening to:-

ENTRANCE PORCH - Windows to the front and side aspect, door opening to:-

ENTRANCE HALL 7' 11" x 5' 6" (2.41m x 1.68m)

Double width cloaks cupboard, radiator, door opening to:-

LOUNGE 19' 6" x 12' 7" (5.94m x 3.84m) - Large window to the front aspect, two radiators, T.V point, gas wood burner with surround, sliding doors into:-

SIDE COURTYARD GARDEN - A west facing courtyard style private garden.

KITCHEN 10' 9" x 8' 10" (3.28m x 2.69m)

Fitted worktops with Shaker style units above and matching units and drawers below, tiled splashbacks, stainless steel sink unit with mixer tap and single drainer, space and plumbing for washing machine, integrated dishwasher, integrated oven with four ring gas hob and cooker hood above, space for under counter fridge, storage cupboards, window to the front aspect, door to outside.

INNER HALL

Access to loft space, radiator, storage cupboards.

BEDROOM 1. 14' 8" x 10' (4.47m x 3.05m)

Radiator, window to the rear aspect.

BEDROOM 2. 11' 4" x 9' 6" (3.45m x 2.9m)

Radiator, window to the rear aspect.

BEDROOM 3. 11' 4" x 9' (3.45m x 2.74m)

Radiator, sliding doors opening to the rear garden.

SHOWER ROOM 11' 7" x 5' 10" (3.53m x 1.78m)

modern suite comprising low level W.C., wash hand basin with mixer tap, double width walk-in shower, fully tiled walls and floors, radiator, airing cupboard housing boiler and hot water cylinder, two obscured windows to the side aspect.

OUTSIDE

To the front of the property there is a well presented front garden mainly laid to lawn with established shrub and plant borders, path leading to the entrance door, side access gate.

The rear garden is well presented, mainly laid to lawn, established shrub and plant borders, fencing to boundaries, patio area, further shingled area, outside tap, outside sockets, outside lighting. Large storage shed with light and power connected, further shed and shingled area.

GARAGE

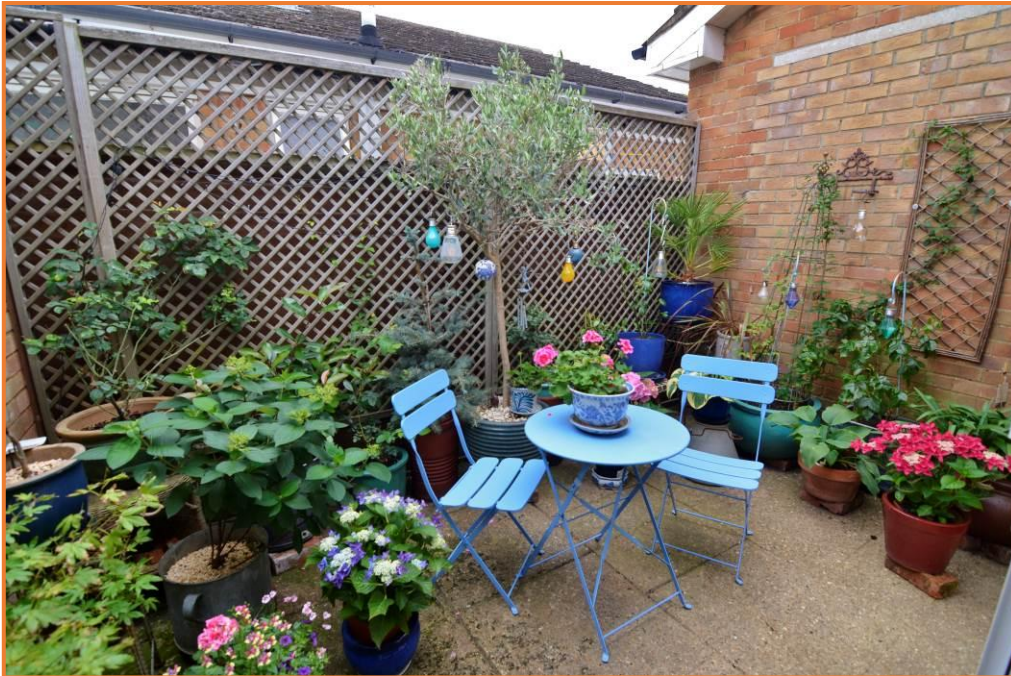
Situated in a block, up and over door.

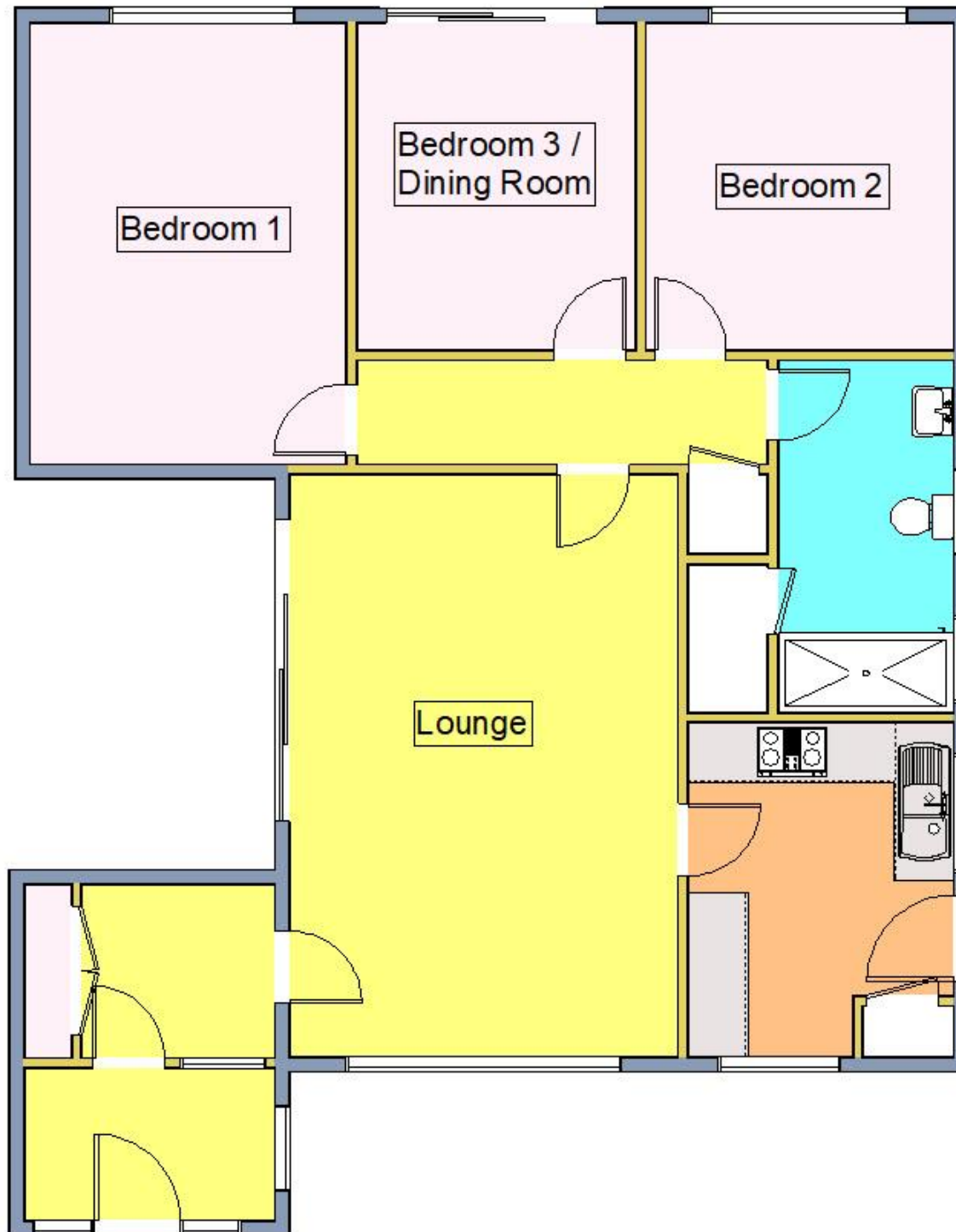
COUNCIL TAX

Band 'D'









Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	84
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			