



**302 High Street, Felixstowe, IP11 9QJ**

**£230,000 – NO CHAIN - FREEHOLD**

**An older style semi-detached house of traditional red brick construction beneath a pitched slate roof, benefitting from a rear garden measuring in excess of 100ft in depth.**

The accommodation in brief comprises entrance hallway, lounge, open plan kitchen/dining room, three first floor bedrooms and bathroom.

Further benefits include UPVC sealed unit double glazed windows and modern electric heaters.

The property is conveniently situated within a few minutes walk to open countryside, a choice of restaurants, shops in the Walton High Street, primary schools, The Academy and regular bus services to the town centre.

#### **ARCHED RED BRICK STORM PORCH**

With UPVC sealed unit double glazed door, opening to :-

#### **ENTRANCE HALLWAY**

Staircase leading to the first floor with storage recess below.

#### **LOUNGE 12' 6" x 11' (3.81m x 3.35m)**

Electric radiator, TV point, UPVC sealed unit double glazed window to the front aspect.

#### **OPEN PLAN KITCHEN/DINING ROOM 18' 6" maximum x 11' maximum (5.59m x 3.35m)**

#### **KITCHEN AREA 9' 4" x 7' 6" (2.84m x 2.29m)**

Re-fitted with a modern range of Farmhouse style units comprising base cupboards and drawers with wood grain effect worksurfaces over, inset composite single drainer one and a half bowl sink unit with mixer tap, tiled splashbacks, laminate wood flooring, UPVC sealed unit double glazed window and door to the side aspect, utility cupboard/pantry with space and plumbing for automatic washing machine, space for tumble dryer and fridge/freezer, throughway to :-

#### **DINING AREA 11' x 10' 4" plus door recess (3.35m x 3.12m)**

Laminate wood flooring, electric radiator, fitted wood grain effect worktop with double door storage cupboard below. UPVC sealed unit double glazed window to the rear aspect,

#### **FIRST FLOOR LANDING**

Access to loft space.

#### **BEDROOM 1 11' 0" x 11' 2" (3.35m x 3.4m)**

Built in double door cupboard, picture rail, UPVC sealed unit double glazed window to the front aspect.

#### **BEDROOM 2 12' x 11' (3.66m x 3.35m)**

Electric radiator, UPVC sealed unit double glazed window to the rear aspect.

#### **BEDROOM 3 7' 8" x 7' (2.34m x 2.13m)**

Picture rail, UPVC sealed unit double glazed window to the front aspect.

#### **BATHROOM**

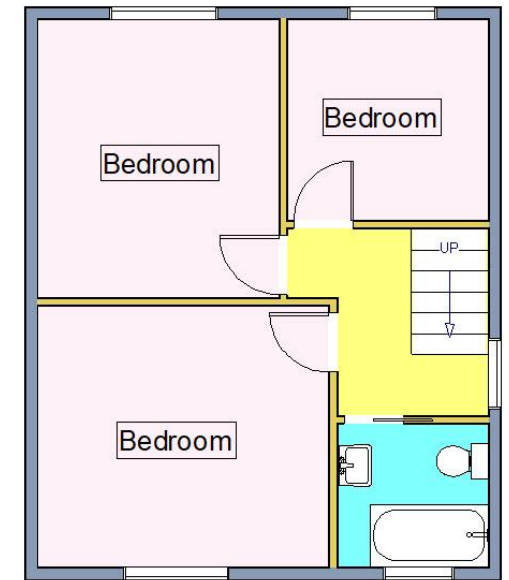
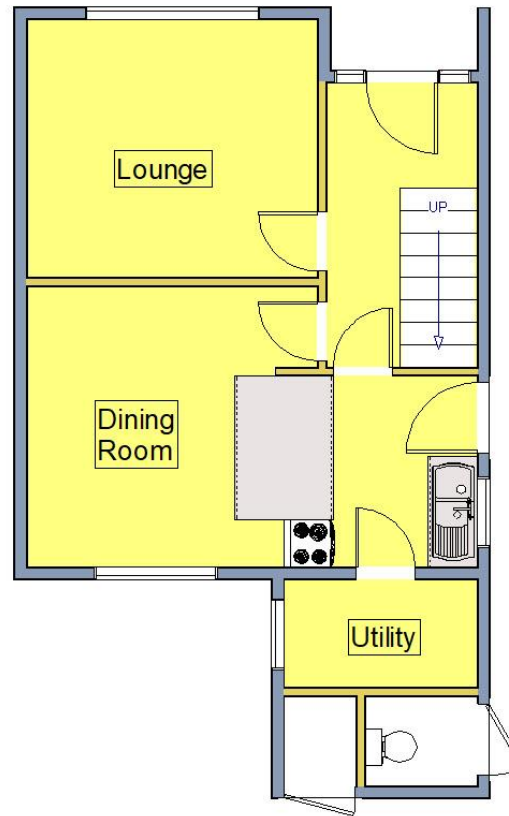
Coloured suite comprising panelled bath with shower over, low level WC, pedestal wash hand basin, part tiled walls, UPVC sealed unit double glazed window to the rear aspect.

#### **OUTSIDE**

To the front of the property there is a small low maintenance style garden with pathway leading to the entrance door and side gates leading to the rear garden.

To the rear of the property there is a garden measuring approximately 100ft in length, comprising lawn, fencing to boundaries, shingled seating area, two timber storage sheds, established shrubs and green house.

**COUNCIL TAX** Band 'B'



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	28 F	
1-20	G		





