



## 23 Sudbourne Road, Felixstowe, IP11 2YS

**£189,950 FREEHOLD**

Offered with no onward chain, a modern end of terrace house built in the 1980s by Messrs Wilcon Homes of traditional red brick cavity wall construction beneath a pitched tiled roof.

The accommodation briefly comprises entrance hall, kitchen, lounge, two bedrooms and bathroom. Heating is supplied in the form of Economy 7 night storage heaters and the property benefits from an adjacent driveway and a single garage.

The property is situated on the Orwell Green development convenient for Morrisons supermarket and is within approximately one and a half miles from Felixstowe's main town centre. Some general updating and modernisation is required.

#### **COVERED STORM PORCH**

Double Glazed Door opening to :-

#### **ENTRANCE HALLWAY**

Dimplex electric heater, doors to the Living Room and door to :-

#### **KITCHEN 8' 8" x 8' 2" (2.64m x 2.49m)**

Fitted with a range of wood grain style finished units with brushed stainless steel handles comprising base cupboards and drawers with work surfaces over, inset stainless steel single drainer sink unit, tiled splashbacks, matching eye level cupboards, built in Samsung stainless steel oven (untested), Samsung electric four ring hob, larder cupboard, space for fridge, space and plumbing for automatic washing machine, electric convector heater, double glazed window to the front aspect.

#### **LOUNGE 15' 2" x 12' 2" (4.62m x 3.71m)**

Pine fire place with electric coal effect fire, Economy 7 storage heater, TV point, Telephone point, double glazed patio doors opening to the rear garden, staircase leading to :-

#### **BEDROOM 1 12' 6" x 12' 0" reducing to 8'6" (3.81m x 3.66m)**

Economy 7 night storage heater, double glazed window to the rear aspect.

#### **BEDROOM 2 11' 6" x 5' 10" (3.51m x 1.78m)**

Economy 7 night storage heater, double glazed window to the front aspect.

#### **BATHROOM**

White suite comprising panel bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, tiled splashback, wall mounted convector heater, built in airing cupboard, double glazed window to the front aspect.

#### **OUTSIDE**

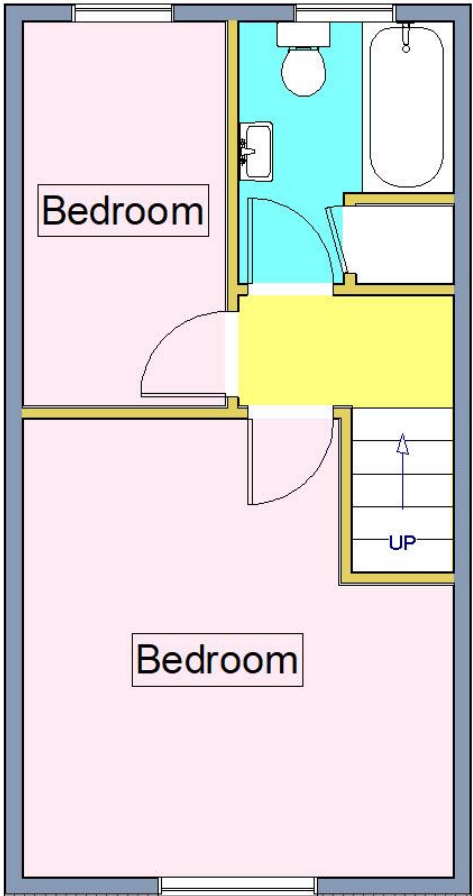
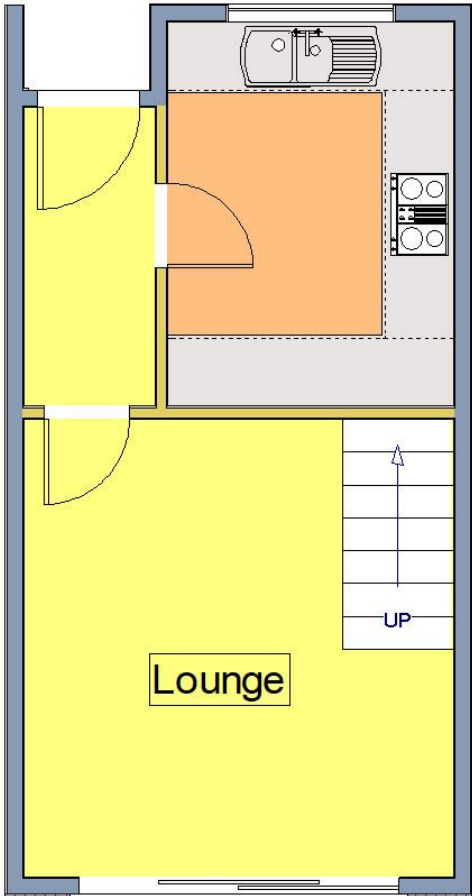
To the front of the property there is a small open plan garden laid to lawn with adjacent shared driveway leading to a further private driveway area with parking for one vehicle and enabling access to a single garage (17' x 8'3") power and light connected, up and over door.

To the rear of the property there is a pleasant, enclosed garden comprising paved patio, lawn, with stepping stone path, flower and shrub borders.

#### **COUNCIL TAX**

Band 'B'





Address: 23 Sudbourne Road, FELIXSTOWE, IP11 2YS  
 RRN: 0390-2401-4480-2424-6131

