



**5 Kingsfleet Road, Felixstowe, IP11 2NZ**

**£275,000 FREEHOLD**

**A viewing is highly recommended for this rarely available two bedroom semi detached ex local authority bungalow set in a quiet residential location.**

In addition to the two bedrooms the property benefits from a modern kitchen, south facing garden and ample off road parking with a garage/workshop.

The accommodation in brief comprises entrance porch, entrance hall, lounge, kitchen/diner, lean to conservatory, two bedrooms and a bathroom. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

The property is conveniently located within close proximity to a major supermarket, doctor's surgery and a pharmacy with links to the A14 also nearby. Felixstowe town centre is approximately one mile away.

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

Opening into :-

#### **ENTRANCE PORCH**

Windows to front and side aspect. Door opening into :-

#### **ENTRANCE HALL**

Radiator, access to the loft space and doors to :-

#### **LOUNGE 16' 6" x 10' 10" (5.03m x 3.3m)**

Radiator, window to the front aspect, TV point, electric feature fire place with brick surround, fitted storage cupboard, and door opening into :-

#### **KITCHEN/DINER 18' 6" x 8' 1" (5.64m x 2.46m)**

Modern re-fitted kitchen comprising fitted worktops with a tiled splashback, storage units above and matching storage units and drawers below, stainless steel sink unit with mixer tap and single drainer, space and plumbing available for a washing machine, integrated electric oven with a four ring electric hob and cooker hood above, Worcester combi boiler, laminate flooring, windows to both rear and side aspect, radiator and door opening into :-

#### **LEAN TO/CONSERVATORY 13' 3" x 5' 11" (4.04m x 1.8m)**

Windows and door overlooking the rear garden.

#### **BEDROOM 1 14' 1" x 9' 6" (4.29m x 2.9m)**

Radiator, window to front aspect, fitted wardrobe.

#### **BEDROOM 2 10' 4" x 9' 5" (3.15m x 2.87m)**

Radiator, window to rear aspect.

#### **BATHROOM 6' 6" x 5' 5" (1.98m x 1.65m)**

Suite comprising low level WC, hand wash basin, panel bath with electric shower over, radiator, obscured window to the rear aspect.

#### **OUTSIDE**

To the front of the property is a low maintenance front garden which is mainly shingled with a garden path leading to the entrance door and side access gate.

The private south facing garden is mainly laid to lawn with a good size patio area and is enclosed by fencing, brick built store, outside tap, rear access gate opening onto the off road parking and garage/workshop which has barn style opening doors.

#### **AGENT NOTE**

The current owners have planning permission granted for a one bedroom annexe to be built in the rear garden. For more information the planning reference number is DC/18/0014/FUL

#### **COUNCIL TAX**

Band 'B'







