



**33 Felix Road, Felixstowe, Suffolk IP11 7JD**

**£310,000 FREEHOLD**

**A beautifully presented and sympathetically modernised, Edwardian, single bay style, terraced house of red brick construction beneath a pitched tiled roof.**

The accommodation briefly comprises entrance hall, through lounge/dining room, kitchen/breakfast room with utility cupboard, three good size bedrooms and modern re-fitted shower room.

Further benefits include UPVC sealed unit double glazed windows designed to be in keeping with the original Edwardian style, full gas fired central heating via radiators with a modern combination boiler, off street parking for one vehicle and an enclosed west facing courtyard style rear garden.

The property is conveniently situated less than 10 minutes walk to the town centre, a short distance to the sea and promenade and is less than 1/2 mile from Great Eastern Square with rail links to Ipswich and onto London via Liverpool Street.

#### **COMPOSITE DOUBLE GLAZED ENTRANCE DOOR**

With leaded light stained glass panels opening to :-

#### **ENTRANCE HALLWAY**

Radiator, engineered oak flooring, archway, staircase leading to the first floor with storage cupboard below.

#### **THROUGH LOUNGE/DINING ROOM**

##### **LOUNGE AREA 15' into bay reducing to 12' x 11' 8" (4.57m x 3.56m)**

Limestone fire place surround with slate hearth and gas living flame effect fire, radiator, coved ceiling, UPVC sealed unit double glazed bay window to the front aspect. Throughway to :-

##### **DINING ROOM 10' 10" x 10' 2" (3.3m x 3.1m)**

Radiator, fireplace recess, coved ceiling, UPVC sealed unit double glazed window to the rear aspect.

##### **KITCHEN/BREAKFAST ROOM 16' 2" x 10' 4" max reducing to 7' 4" (4.93m x 2.24m)**

Fitted with a comprehensive range of cream coloured farmhouse style units with brushed stainless steel handles comprising base cupboards and drawers with solid beech block work surfaces over, inset stainless steel single drainer one and a half bowl sink unit with mixer tap, glass splashbacks, matching eye level cupboards with under cupboard lighting, glass fronted display cupboard with glass shelving, integrated dishwasher, space for Range style cooker with built in extractor hood, cupboard housing wall mounted Viessman gas fired boiler, LED ceiling spotlights, radiator, engineered oak flooring, two UPVC sealed unit double glazed windows to the side aspect, UPVC sealed unit double glazed French doors opening to the rear garden.

#### **UTILITY CUPBOARD**

Space and plumbing for automatic washing machine, fitted shelves.

#### **FIRST FLOOR LANDING**

Radiator, access to the loft space, built in over stairs storage cupboard with fitted shelves, doors leading off to :-

##### **BEDROOM 1 15' 4" x 11' 10" (4.67m x 3.61m)**

Original fire place surround with tiled inset and matching hearth, radiator, coved ceiling, two UPVC sealed unit double glazed windows to the front aspect.

##### **BEDROOM 2 10' 10" x 9' 10" (3.3m x 3m)**

Radiator, original cast iron fire place surround, coved ceiling, built in storage cupboard, UPVC sealed unit double glazed window to the rear aspect.

##### **BEDROOM 3 10' 6" x 7' 6" plus door recess (3.2m x 2.29m)**

Original cast iron fire place surround, coved ceiling, radiator, UPVC sealed unit double glazed window to the rear aspect.



**SHOWER ROOM 8' 3" x 6' 6" (2.51m x 1.98m)**

Re-fitted with a modern white suite comprising walk in double size shower cubicle with mermaid board style waterproof panels, glazed sliding door, twin head shower, wash hand basin with mixer tap and light oak double door vanity cupboard below, low level WC, radiator, ceiling spotlights, extractor fan, UPVC sealed unit double glazed window to the rear aspect.

**OUTSIDE**

To the front of the property there is a dropped curb enabling access to a herringbone style block paved garden with off street parking for one vehicle, pebbled borders.

To the rear of the property there is a West facing low maintenance garden, comprising mainly of paved patio with fencing to the boundaries, rear gate access and timber storage shed.

**COUNCIL TAX**

Band 'B'

Score	Energy rating	Current	Potential
92+	A	71 C	88 B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		











