



**18 Old Fort Road, Felixstowe, IP11 2GF**

**£372,000 FREEHOLD**

**A well-presented and tastefully decorated, mid terrace house with views of the sea from the front aspect, constructed in 2015 by the Bloor group of developers.**



The well planned accommodation is set over three floors and briefly comprises, entrance hall, lounge, kitchen/breakfast room with integrated appliances and utility area, cloakroom, family bathroom, three bedrooms in total with the top floor primary bedroom affording Sea views from a Juliette balcony, dressing area, fitted wardrobes and an-suite shower room.

Further benefits of this energy efficient home (EPC rating B) include, upvc sealed unit double glazed windows, low maintenance courtyard style rear garden, off street parking for two vehicles and gas fired central heating via radiators with a combination boiler.

The property is conveniently situated parallel to the promenade, beach and sea, with popular amenities in the vicinity including a children's play area, Beach Street, Felixstowe Pier, Sea Shore Village and the Sea You Cafe and restaurant.

Steps leading to the entrance door opening to:-

#### **ENTRANCE HALL**

Radiator, stairs leading to the first floor, door opening into:-

#### **LOUNGE 14' 11" x 11' 9" (4.55m x 3.58m)**

Two radiators, window to the front aspect with fitted shutter blinds, views over to the Martello Tower and sea views, T.V. point, under stairs storage cupboard and door opening into:-

#### **KITCHEN 12' 2" x 11' 7" (3.71m x 3.53m)**

Fitted worktops with matching splashbacks, storage units above and matching storage units and drawers below. A composite one and a half bowl sink unit with mixer tap and single drainer, integrated appliances such as a fridge freezer and dishwasher, eye level Hotpoint oven, four ring hob with extractor above, radiator, windows and doors opening onto the rear garden, opening to:-

#### **UTILITY ROOM**

Fitted worktop with a storage unit above housing Alpha combination boiler, integrated Hotpoint wash / dryer below, door opening to:-

#### **CLOAKROOM**

Suite comprising low level W.C., wash hand basin with mixer tap, radiator, extractor fan.

#### **FIRST FLOOR LANDING**

Radiator, storage cupboard, window to the front aspect with fitted shutter blinds and sea views, doors leading to:-

#### **BEDROOM TWO 13' 7" x 8' 4" (4.14m x 2.54m)**

Radiator, window to the front aspect with fitted shutter blinds, views of the Martello Tower and sea views.

#### **BEDROOM THREE 12' 9" x 8' 5" (3.89m x 2.57m)**

Radiator, window to the rear aspect with fitted shutter blinds.

#### **BATHROOM 6' 8" x 6' 5" (2.03m x 1.96m)**

Suite comprising low level W.C., wash hand basin with mixer tap, panelled bath with mixer tap and shower head attachment, part tiled walls, heated towel rail, shaver point, extractor fan, obscured window to the rear aspect.

#### **SECOND FLOOR LANDING**

Door to:

#### **BEDROOM ONE 20' 4" max x 11' 5" (6.2m x 3.48m)**

Radiator, Velux window to the rear aspect, French doors with Juliette balcony to front aspect with views of the Martello Tower and sea. Access to loft space.

### DRESSING ROOM AREA

Built-in wardrobes with mirror fronted sliding doors, door to:-

### ENSUITE 8' 1" x 6' (2.46m x 1.83m)

Suite comprising low level W.C., wash hand basin with mixer tap, double width walk-in shower cubicle, shaver point, heated towel rail, tiled flooring and part tiled walls, extractor and Velux window to the rear aspect.

### OUTSIDE

To the front of the property the garden is sloped and mainly laid to lawn with steps leading to the entrance door.

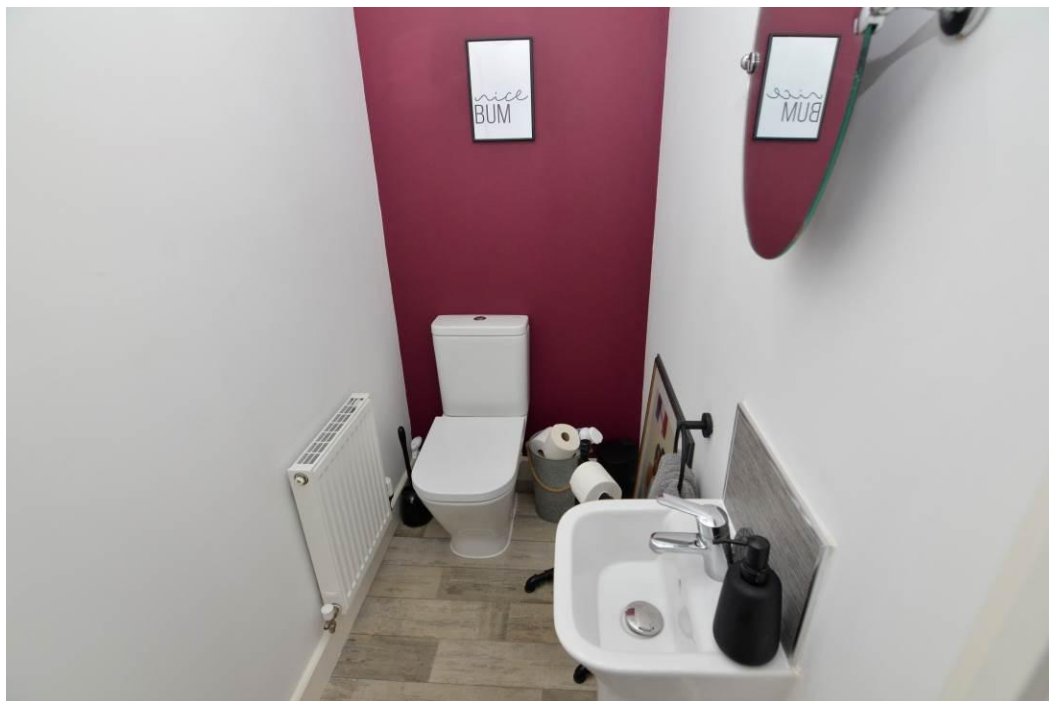
The well presented rear garden has a raised decking area, outside lighting, steps leading to main garden which is a low maintenance garden comprising patio, under decking storage space, storage shed, rear access gate leading to parking area for two vehicles.

### AGENTS NOTE

We understand there is an annual service charge of approximately £279.00 per annum covering the upkeep of the development including the front gardens.

### COUNCIL TAX

Band 'D'











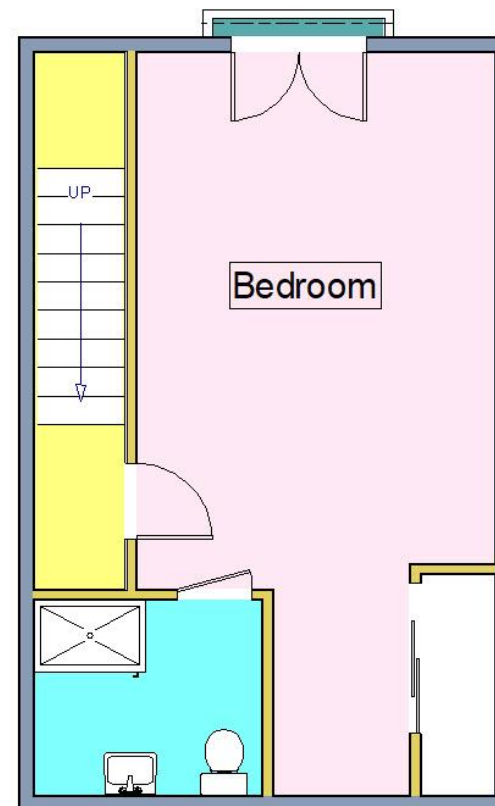
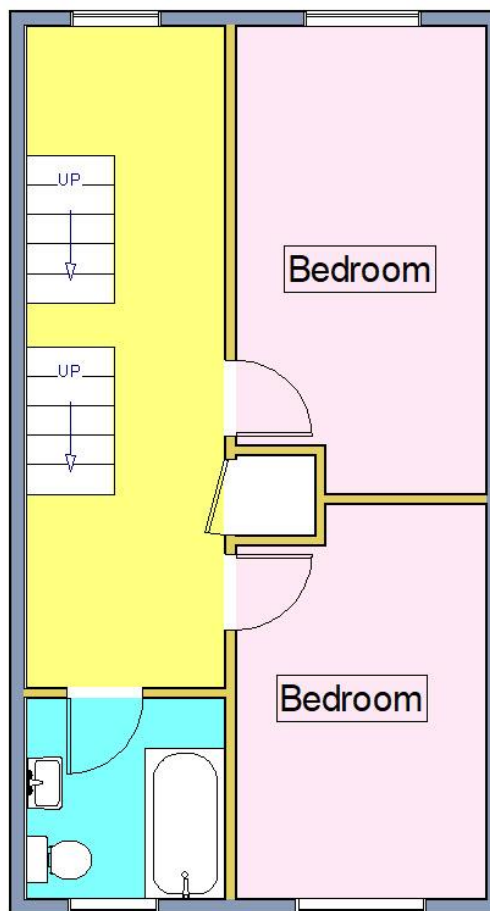
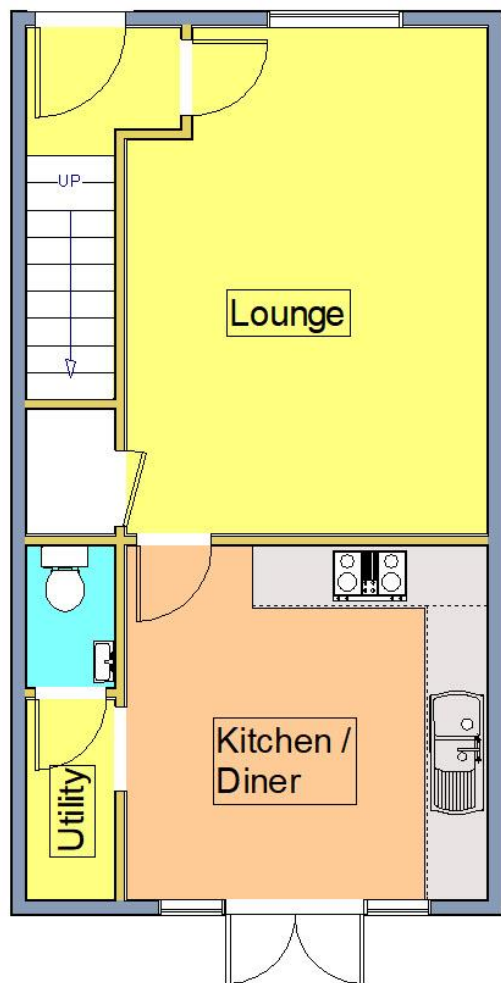












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		95
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		