



## 18 Garrison Lane, Felixstowe, IP11 7SJ

**£210,000 FREEHOLD**

Offered for sale with no onward chain and in need of updating and modernisation is this detached double bay fronted house built in the 1920s of brick construction with a rendered finish beneath a pitched tile roof.

The accommodation briefly comprises entrance porch, entrance hall, lounge, dining room, kitchen, breakfast room, shower room and three bedrooms.

Further benefits include off street parking for two vehicles, UPVC sealed unit double glazed windows and gas fired central heating via radiators.

The property is conveniently situated within approximately half a mile from Felixstowe's main town centre shopping thoroughfare and approximately a quarter of a mile from the promenade, sea and beach.

#### **WOODEN ENTRANCE DOOR**

Opening to :-

#### **ENTRANCE PORCH**

Window to the side aspect, part glazed door opening to :-

#### **ENTRANCE HALLWAY**

Staircase leading to the first floor, radiator.

#### **LOUNGE 16' x 10' 2" (4.88m x 3.1m)**

Red brick fireplace surround with tiled hearth, radiator, coved ceiling, UPVC sealed unit double glazed window to the front aspect.

#### **DINING ROOM 14' 3" into the bay x 10' 6" (4.34m x 3.2m)**

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

#### **KITCHEN 13' 44" x 10' 8" (5.08m x 3.25m)**

Range of fitted units comprising base cupboards and drawers with brushed stainless steel handles, fitted base units with work surfaces over, inset stainless steel single drainer sink unit with mixer tap, tiled splashbacks, matching eye level cupboards, built in Siemens double oven, electric four ring hob with concealed extractor hood over, space and plumbing for automatic washing machine, space and plumbing for automatic dishwasher, cupboard housing wall mounted gas fired boiler, pre-insulated lagged hot water cylinder, UPVC sealed unit double glazed windows to the side and rear aspect, UPVC sealed unit double glazed door to the rear garden.

#### **FIRST FLOOR LANDING**

UPVC sealed unit double glazed window to the rear aspect, pine cladding to the walls and ceiling.

#### **BEDROOM ONE 16' x 13' 6" (4.88m x 4.11m)**

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

#### **BEDROOM TWO 14' 7" into bay reducing to 12' x 10' 4" (4.44m x 3.15m)**

Radiator, built in storage cupboard, UPVC sealed unit double glazed window to the front aspect.

#### **BEDROOM THREE 9' 2" x 7' 3" (2.79m x 2.21m)**

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



## SHOWER ROOM

White suite comprising glazed corner shower cubicle, Mira Sport shower, tiled surround, wash hand basin with mixer tap and high gloss finished cupboards below, low level WC, tiled walls, heated towel rail/radiator, access to the loft space, pine clad ceiling.

## OUTSIDE

To the front of the property there is a block paved driveway enabling off street parking for two vehicles.

To the rear of the property there is a courtyard style enclosed garden.

## COUNCIL TAX

Band 'C'

Address: 18 Garrison Lane, FELIXSTOWE, IP11 7SJ  
RRN: 0135-8727-8400-0079-7292







