



## 7 Swallow Close, Felixstowe, IP11 9LR

**£365,000 FREEHOLD**

Offered for sale with no onward chain and situated in a quiet cul-de-sac in a popular Old Felixstowe location is this three-bedroom detached bungalow in need of modernisation.

In addition to the three bedrooms the property benefits from garage, off road parking and a private south facing rear garden.

The accommodation in brief comprises entrance hall, kitchen/diner, lounge, three bedrooms, shower room and separate cloakroom. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

Swallow Close is a popular residential cul-de-sac in Old Felixstowe consisting of similar bungalows built of traditional brick cavity wall construction beneath a tiled roof. Felixstowe town centre is approximately one and a half miles away. A viewing is highly recommended to appreciate the potential the bungalow has on offer.

**UPVC DOUBLE GLAZED SLIDING DOOR** - Opening into :-

#### **ENTRANCE PORCHWAY**

With Quarry tiled flooring

#### **UPVC ENTRANCE DOOR**

Opening into :-

#### **ENTRANCE HALLWAY**

'L' shaped entrance hallway, radiator, two storage cupboards, access to the loft space and doors to :-

#### **KITCHEN/DINING ROOM 17' 9" x 9' 9" (5.41m x 2.97m)**

Fitted worktops with tiled splashback, fitted storage units above and matching units and drawers below, stainless steel one and a half bowl sink unit with mixer tap and single drainer, space and plumbing available for washing machine, further spaces available for freestanding cooker and fridge/freezer, windows to front and side aspects, radiator, pantry cupboard, door to :-

#### **COVERED SIDE PASSAGEWAY**

Doors to both front and rear gardens, brick built store.

#### **LOUNGE 17' 9" x 11' (5.41m x 3.35m)**

Radiator, TV point, window to rear aspect, gas fire, door to rear garden, wall lights.

#### **BEDROOM ONE 13' 2" x 11' 3" (4.01m x 3.43m)**

Boxed bay window to the front aspect, radiator, fitted wardrobes.

#### **BEDROOM TWO 14' 5" x 9' 7" (4.39m x 2.92m)**

Radiator, windows to both front and side aspects.

#### **BEDROOM THREE 9' 11" x 8' (3.02m x 2.44m)**

Radiator, window to side aspect.

#### **SHOWER ROOM 7' 7" x 4' 11" (2.31m x 1.5m)**

Suite comprising hand wash basin, shower cubicle with electric shower over, tiled walls, heated towel rail, extractor, shaver point, obscured window to side aspect.

#### **SEPARATE CLOAKROOM**

Low level WC, part tiled walls, obscured window to the side aspect.

**OUTSIDE**

To the front of the property is an open front garden which is mainly laid to lawn with established shrub and plant border, driveway enabling off road parking, garden pathway leading to the entrance door, outside lights, side access gate.

The property enjoys a mainly unoverlooked south facing rear garden which is enclosed by fencing and is mainly laid to lawn with a hard standing area, outside tap, outside lighting, service door into :-

**GARAGE 17' 9" x 8' 3" (5.41m x 2.51m)**

Up and over door, light and power connected.

**COUNCIL TAX**

Band 'D'

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		









