



**87 High Road West, Felixstowe, IP11 9AB**

**£310,000 FREEHOLD**

**A spacious double bay fronted Victorian house with accommodation set over three floors, constructed in red brick beneath a pitched tiled roof.**

The accommodation briefly comprises entrance porch, entrance hall, lounge, separate dining room, kitchen/breakfast room, utility, cloakroom, four bedrooms and re-fitted family bathroom.

Further benefits include UPVC sealed unit double glazed windows, gas fired central heating via radiators, a south facing rear garden and solar panels with a feed in tariff through Octopus Energy which we understand from the vendors brings an income currently of approximately £800 p.a.

The property is conveniently situated a short distance from a useful parade of shops, local schools, bus services and is within a few minutes walk to the town centre and Great Eastern Square railway station with links to Ipswich and onto London via Liverpool Street.

#### **UPVC SEALED UNIT DOUBLE GLAZED ENTRANCE DOOR**

Opening to :-

#### **ENTRANCE PORCH**

Tiled floor, part glazed wooden entrance door with stained glass leaded light window above.

#### **ENTRANCE HALLWAY**

Radiator, staircase leading to the first floor with storage cupboard below.

#### **LOUNGE 15' 4" into bay reducing to 11'10" x 12' 2" (4.67m x 3.71m)**

Natural wood fireplace surround with marble hearth and gas living flame effect fire, natural pine floor, radiator, coved ceiling, TV point, UPVC sealed unit double glazed square bay window to the front aspect.

#### **DINING ROOM 12' 6" x 10' 3" (3.81m x 3.12m)**

Radiator, LVT wood plank effect flooring, UPVC sealed unit double glazed door opening to the rear garden.

#### **KITCHEN 11' 6" x 10' 8" (3.51m x 3.25m)**

Fitted with a comprehensive range of high gloss finished units with brushed stainless steel handles comprising base cupboards and drawers with wood block effect work surfaces over, inset stainless steel double bowl sink unit with mixer tap, tiled splashbacks, matching eye level cupboards, space and plumbing for automatic dishwasher, space for Range cooker with stainless steel splashbacks, tiled floor, integrated fridge and freezer, wine rack, UPVC sealed unit double glazed window to the side aspect, throughway to :-

#### **UTILITY ROOM 7' 10" x 4' 6" (2.39m x 1.37m)**

Fitted wood block effect worktop, space and plumbing for automatic washing machine, space for tumble dryer, wall mounted British Gas fired boiler, tiled floor, UPVC sealed unit double glazed window and door to the rear garden, door to :-

#### **CLOAKROOM**

Modern white suite comprising low level WC, radiator, tiled floor, wash hand basin with mixer tap and Anthracite coloured high gloss finished vanity unit below, UPVC sealed unit double glazed window to the rear aspect.

#### **FIRST FLOOR LANDING**

Radiator, staircase leading to the second floor with storage cupboard below.

#### **BEDROOM ONE 15' 7" x 15'3" into bay reducing to 12' (4.75m x 3.66m)**

Original cast iron fireplace, radiator, coved ceiling, natural pine wooden floor, UPVC sealed unit double glazed square window to the front aspect.

#### **BEDROOM TWO 12' 6" x 10' 2" (3.81m x 3.1m)**

Original Victorian cast iron fireplace surround, radiator, UPVC sealed unit double glazed window to the rear aspect.



**BEDROOM THREE** 13' reducing to 9'4" x 10' 10" (3.96m x 3.3m)  
Radiator, built in double door airing cupboard with pre-insulated lagged hot water cylinder, UPVC sealed unit double glazed window to the rear aspect.

**BATHROOM**  
Re-fitted modern white contemporary style suite comprising panel bath with mixer tap, electric shower, glazed shower screen, part tiled walls, WC with concealed cistern, wash hand basin with central mixer tap, vanity cupboards below, tiled floor, chrome heated towel rail/radiator, UPVC sealed unit double glazed window to the side aspect.

**SECOND FLOOR - BEDROOM FOUR** 15' 6" x 15' 4" (4.72m x 4.67m)  
Two built in eaves cupboards, UPVC sealed unit double glazed windows to the front and side aspect, radiator.

**OUTSIDE**  
The property is recessed from the road with a partly paved front garden, privet hedging and small trees, red brick wall to the front boundary, pathway leading to the entrance door, side gate access to the rear garden.

To the rear of the property there is a south facing garden measuring approximately 44' in depth plus a further shingled area, paved patio, lawn and shrubs, external power point, further paved patio area and timber fencing to the boundaries.

**COUNCIL TAX** - Band 'B'











