



65 Ferry Road, Felixstowe, IP11 9LN

£375,000 FREEHOLD

A spacious detached bungalow of traditional brick cavity wall construction beneath a tiled roof situated in a popular and established residential location in Old Felixstowe approximately 1.5 miles from the main town centre and under a mile from the seafront at Cliff Road

In addition to three bedrooms further accommodation consists of an entrance hall, an 18ft lounge (approx.), a kitchen / dining room, conservatory and shower room.

Externally the bungalow stands recessed from Ferry Road itself and has gardens front and rear with the latter offering a mainly Westerly aspect and being enclosed.

A driveway enables off street parking for numerous vehicles and leads to a garage whilst heating is supplied in the form of Gas fired central heating to radiators and windows are of double glazed construction.

Ferry Road is a popular residential location within 1.5 miles of both Felixstowe's main town centre and sea front and also close to pleasant rural walks leading to the Deben Estuary.

Offered for sale with vacant possession and no onward chain an internal inspection is advised to fully appreciate the accommodation on offer.

ENTRANCE DOOR

Leading to :-

ENTRANCE HALL 13' 5" max x 11' 1" max (4.09m x 3.38m)

Double wardrobe, built in airing cupboard and doors leading to :-

LOUNGE 17' 10" x 11' 1" (5.44m x 3.38m)

Radiator, window to rear aspect, door leading to outside.

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

An open plan kitchen / dining room consisting of :-

KITCHEN AREA 10' x 7' 10" plus recess (2') (3.05m x 2.39m)

Comprising a single drainer sink unit with cupboards under, plumbing for dishwasher, Neff double oven, concealed Baxi boiler serving domestic hot water supply and central heating, window to side aspect.

DINING AREA 10' x 8' 8" (3.05m x 2.64m)

Radiator, patio doors leading to conservatory, also UPVC double glazed door leading to :-

SIDE ENTRANCE PORCH 6' 9" x 6' 9" (2.06m x 2.06m)

With double glazed doors to both front and back garden.

CONSERVATORY 9' 2" x 7' 7" (2.79m x 2.31m)

Of double glazed construction and doors leading to rear garden.

BEDROOM ONE 13' 2" into bay reducing to 11' x 11' 2" (4.01m x 3.4m)

Radiator, built in bedroom furniture, bay window to front aspect.

BEDROOM TWO 14' 5" x 9' 8" (4.39m x 2.95m)

Radiator, windows to front and side aspects.

BEDROOM THREE 10' x 8' (3.05m x 2.44m)

Window to side aspect.

SHOWER ROOM 8' 2" x 7' 8" (2.49m x 2.34m)

Fitted with a shower cubicle with Triton shower inset, low level WC, wash hand basin, two windows to side aspect.

OUTSIDE To the front of the property is an open plan garden, a driveway enables off street parking for two / three vehicles to one side of the property and leads to garage whilst to the opposite side an independent footpath leads to the front door.

GARAGE

Up and over door.

REAR GARDEN

A good size garden enclosed and offering a mainly westerly aspect consisting of patio area in turn leading to an area laid to lawn, the garden is enclosed by wall and fencing.

COUNCIL TAX - Band 'D'

Address: 65 Ferry Road, FELIXSTOWE, IP11 9LN
RRN: 3900-4437-0122-4499-3453

Energy Rating	
Most energy efficient - lower running costs	POTENTIAL
(92 plus) A	82
(81 - 91) B	
(69 - 80) C	
(55 - 68) D	
(39 - 54) E	
(21 - 38) F	
(1 - 20) G	
CURRENT 66	
Not energy efficient - higher running costs	

England & Wales EU Directive 2002/91/EC







