



10 Elizabeth Way, Felixstowe, IP11 2PF

£265,000 FREEHOLD

Offered for sale with no onward chain and seemingly ideal for a first time buyer, is this spacious three bedroom semi detached ex local authority home.

In addition to the three bedrooms the property benefits from off road parking, lean-to workshop, south facing rear garden and an open plan kitchen/diner.

The accommodation in brief comprises entrance hall, lounge, kitchen/diner, upstairs there are three bedrooms and a family bathroom. Heating is supplied in the form of gas fired central heating to radiators with the addition of an open fireplace in the lounge and windows are of double glazed construction.

The property is conveniently located within close proximity to a major supermarket, doctor's surgery and a pharmacy with links to the A14 also nearby. Felixstowe town centre is approximately a mile away.

A viewing is highly recommended to appreciate the spacious accommodation on offer.

ENTRANCE DOOR Opening into :-

ENTRANCE HALLWAY 10' 5" x 5' 11" (3.05m x 1.8m)

Radiator, window to front aspect, stairs leading up to the first floor, fitted storage cupboard, door to :-

LOUNGE 13' 7" x 11' (4.14m x 3.35m)

Radiator, TV point, windows and door to rear aspect, open fireplace with tiled surround opening into :-

KITCHEN/DINER 19' 11" x 10' 11" (6.07m x 3.33m)

Fitted worktops with fitted storage units above and storage units and drawers below, composite one and a half bowl sink unit with mixer tap and single drainer, space and plumbing available for both a washing machine and a dishwasher, space for Range cooker, windows to both front and rear aspect, pantry cupboard, radiator, door to :-

SIDE LOBBY Door to storage room (previously was a cloakroom and could easily be reverted back), door into side passageway.

FIRST FLOOR LANDING Window to front aspect, access to the loft space, airing cupboard housing combi-boiler and doors to :-

BEDROOM ONE 13' 9" x 10' 11" (4.19m x 3.33m)

Radiator, window to rear aspect, built in storage cupboard.

BEDROOM TWO 13' 7" x 9' 9" (4.14m x 2.97m)

Radiator, window to rear aspect, built in storage cupboard.

BEDROOM THREE 8' 8" x 7' 2" (2.64m x 2.18m)

Radiator, window to front aspect.

FAMILY BATHROOM 7' 7" x 5' 6" (2.31m x 1.68m)

Suite comprising low level WC, hand wash basin, panel bath with electric shower over, part tiled walls, radiator, obscured window to the front aspect.

OUTSIDE To the front of the property is an open front garden which is mainly laid to lawn with a driveway enabling off road parking. From the front there is also a gate to the side passageway and a service door into the lean to workshop (18' 10" x 7') with door to front and rear aspect.

The rear garden is south facing, enclosed by fencing, mainly laid to lawn, outside tap, storage shed and additional brick built store.

COUNCIL TAX Band 'B'





