



13 St. Andrews Road, Felixstowe, IP11 7QN

£349,950 FREEHOLD

A spacious semi-detached four bedroom house of rendered brick cavity wall construction beneath a tiled roof, ideally located close to the main town centre and benefiting from having been fully newly modernised and renovated by the current vendor and from exceptionally good size gardens and off street parking for numerous vehicles

In addition to four bedrooms additional accommodation consists of an entrance hall, front to back lounge / dining room, a separate snug, a kitchen newly refitted with a range of built in and integrated appliances, and re fitted bathroom and separate shower room.

Heating is supplied in the form of gas fired central heating to radiators and all windows are of double glazed construction.

Externally the good size rear garden extends the depth of the plot, is enclosed by newly fitted fencing, has been partly landscaped, is mainly laid to shaped lawn with borders and also patio / terrace.

To the front aspect a block paved driveway / standing area enables off street parking for numerous vehicles.

St Andrews Road is an established residential location being close to the main town centre but also offering good access to public transport and road links to Ipswich and beyond.

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

Composite entrance door to:

ENTRANCE HALL Coir matting, stairs leading to first floor. Doors to:

SNUG 9' 11" x 9' 8" (3.02m x 2.95m)

Newly fitted carpets, radiator, window to front aspect, spotlights.

LOUNGE/DINER 17' 3" x 11' 10" (5.26m x 3.61m)

Laminate flooring, two radiators, window to front aspect and French doors to rear aspect. Door into:

KITCHEN 14' x 7' 2" (4.27m x 2.18m)

Modern refitted kitchen comprising fitted worktops with matching upstands, shaker style units above and matching units and drawers below. Stainless steel one and a half bowl sink unit with mixer tap and single drainer. Integrated Lamona appliances such as; dishwasher, washing machine, fridge/freezer, oven and four ring hob with extractor above. Under stairs storage cupboard, with power socket. Laminate flooring, USB sockets, window to rear aspect. Cupboard housing Logic boiler, Spotlights. Door to:

BATHROOM 5' 5" x 5' 3" (1.65m x 1.6m)

Modern refitted suite comprising; Low level WC, hand wash basin with mixer tap and storage cupboard below, panelled bath with mixer tap, shower screen and electric shower over. Heated towel rail, spotlights, extractor, obscured window to rear aspect.

FIRST FLOOR LANDING Access to loft space, doors to:

BEDROOM ONE 12' x 9' 3" (3.66m x 2.82m)

Newly fitted carpets, USB sockets, radiator, window to front aspect, spotlights. Cupboard housing pressurised hot water cylinder.

BEDROOM TWO 10' 1" x 8' 5" (3.07m x 2.57m)

Newly fitted carpets, USB sockets, radiator, window to front aspect, spotlights.

BEDROOM THREE 9' 3" x 7' 8" (2.82m x 2.34m)

Newly fitted carpets, radiator, window to rear aspect, spotlights.

BEDROOM FOUR 8' 5" x 6' 8" (2.57m x 2.03m)

Newly fitted carpets, radiator, window to rear aspect, spotlights.

SHOWER ROOM 8' 7" x 4' (2.62m x 1.22m)

Modern refitted suite comprising; Low level WC, hand wash basin with mixer tap and storage cupboard below, double width walk-in shower with electric shower over. Heated towel rail, extractor, spotlights, obscured window to rear aspect.

OUTSIDE Landscaped front garden which has been fully block paved to allow ample off road parking. Fencing to boundaries, established shrub front border and slate chipping area, side access gate to:

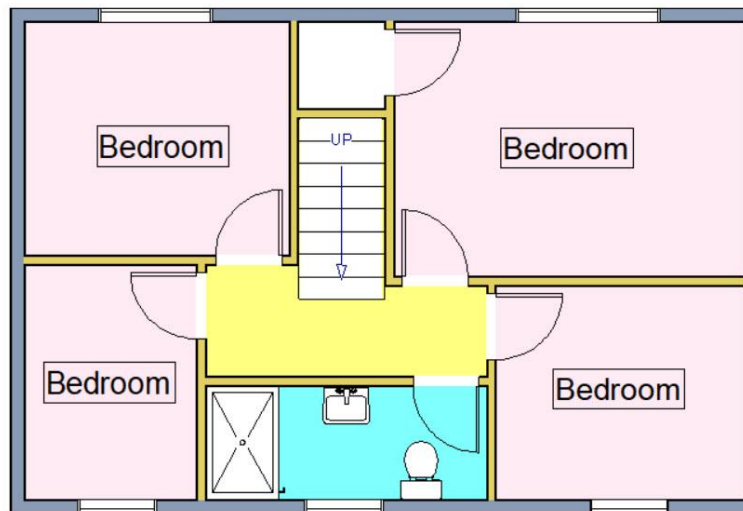
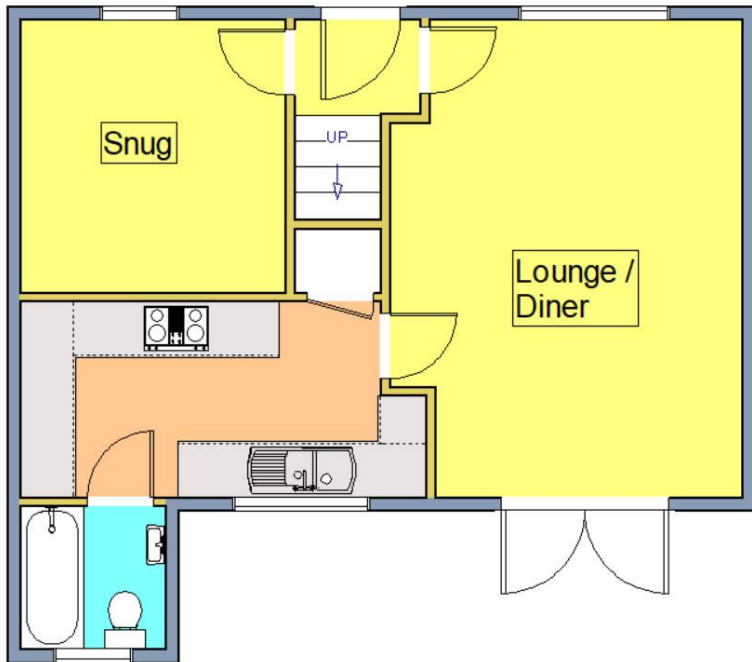
Landscaped rear garden which is enclosed by new fencing and is mainly laid to lawn with slate chipping border, further similar size garden area beyond (not landscaped) . Good size patio area, outside socket and tap.

COUNCIL TAX Band 'B'









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
	www.epc4u.com	