



75 Colneis Road, Felixstowe, IP11 9HH

£335,000 FREEHOLD

Set in a popular residential location in Old Felixstowe, a spacious two bedroom end of terrace bungalow of traditional brick cavity wall construction beneath a tiled roof.

In addition to the two double bedrooms further accommodation consists of entrance porch, entrance hallway, lounge/diner, kitchen/breakfast room, modern bathroom and UPVC double glazed conservatory.

The property benefits from having considerable built-in storage space and also from gas fired central heating to radiators, double glazed windows and doors throughout.

To the rear of the property is a good sized enclosed garden, whilst to the front aspect is off-street parking for numerous vehicles leading to a larger than average garage.

Colneis Road is a popular and established residential location in Old Felixstowe within approximately one mile of both the main town centre and sea front, but also ideally situated close to public transport facilities.

Entrance door opening into:

ENTRANCE PORCH

Tiled floor, glazed door opening to:

ENTRANCE HALLWAY

Radiator, built-in double door airing cupboard, built-in double door shelved storage cupboard, built-in double door cloaks cupboard.

LOUNGE/DINER 18' 4" x 11' 10" (5.59m x 3.61m)

Tiled fireplace surround, radiator, TV point, window to the front aspect, double doors opening to:

KITCHEN/BREAKFAST ROOM 17' 2" x 7' 6" (5.23m x 2.29m)

Fitted worktops with a range of white high gloss finish units with stainless steel handles above and matching units and drawers below. Inset stainless steel single drainer sink unit with mixer tap and tiled splashbacks. Electric oven, electric four ring hob with extractor hood over. Space and plumbing for washing machine, tiled flooring, two radiators, two UPVC sealed unit double glazed windows to the rear aspect, door opening to:

CONSERVATORY 11' 6" x 11' 4" (3.51m x 3.45m)

Brick base with UPVC double glazed windows and French doors opening to the rear garden.

BEDROOM ONE 12' 8" x 11' 6" (3.86m x 3.51m)

Built-in double door wardrobe, radiator, window to the front aspect

BEDROOM TWO 10' 10" x 8' 10" (3.3m x 2.69m)

Built-in double door wardrobe, radiator, window to the rear aspect. Service door into garage.

BATHROOM Refitted suite comprising WC with hidden cistern, vanity hand wash basin with storage cupboard below, panelled bath with shower screen and shower over. Tiled walls, tiled flooring, shaver point, obscured window to rear aspect.

FRONT OF PROPERTY To the front of the property there is a mostly paved garden with pathway to entrance door and driveway enabling off-street parking and access to:

GARAGE 21' 10" x 10' 6" (6.65m x 3.2m)

Up and over door, power and light connected, door opening to the rear garden. Boiler is located in the garage. The loft is part boarded. External cupboard at the rear of the garage.

REAR GARDEN Generous size rear garden which is mainly to lawn with an established shrub and plant border. Endosed by fencing. Storage shed and Greenhouse.

COUNCIL TAX Band 'C'





