



38 High Road West, Felixstowe, IP11 9JE

£195,000 FREEHOLD

Offered for sale with no onward chain and located within close proximity to Felixstowe town centre, local schools and the train station is this Freehold two bedroom ground floor purpose built apartment.

In addition to the two bedrooms the property benefits from ample off road parking to the front, a rear garden and a modern bathroom.

The accommodation in brief comprises entrance hall, lounge, kitchen, two bedrooms, bathroom.

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

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

UPVC DOUBLE GLAZED ENTRANCE DOOR Opening into :-

ENTRANCE HALLWAY Radiator, storage cupboard, door to :-

LOUNGE 16' 1" x 11' 9" (4.9m x 3.58m)

Radiator, TV point, bay window to the front aspect, picture rail.

KITCHEN 9' 4" x 8' 9" (2.84m x 2.67m)

Fitted worktops with storage units and drawers below, ceramic one and a half bowl sink unit with mixer tap and single drainer, space and plumbing available for a washing machine, further spaces available for freestanding fridge/freezer and cooker, Vaillant combi-boiler, window to rear aspect, window and door to side aspect, vintage style radiator.

BEDROOM ONE 12' 11" x 9' 9" (3.94m x 2.97m)

Radiator, window to rear aspect, two fitted wardrobes with mirror fronted sliding doors.

BEDROOM TWO 9' x 7' 11" (2.74m x 2.41m)

Radiator, window to front aspect.

BATHROOM 6' 9" x 5' 7" (2.06m x 1.7m)

Modern refitted Victorian style suite comprising high level WC with pull chain, Savoy hand wash basin, low panelled bath with double shower head over, fitted shower screen, fully tiled walls, heated towel rail, extractor, obscured window to the side aspect.

OUTSIDE The whole front of the garden belongs to this property and provides off road parking for two cars, it has a slate shingled border and fencing to boundaries.

The rear garden is sectioned into two areas, with the part of the garden belonging to the ground floor apartment being mainly laid to lawn with a decking area, storage shed, summer house and a fully insulated garden room. The first floor apartment has a right of way to use the garden path to go to their section of the garden.

TENURE Freehold -

Purchasers are advised to satisfy themselves of the responsibilities of the freehold through their solicitor prior to unconditional exchange of contracts.

COUNCIL TAX Band 'A'



