



16 Manning Road, Felixstowe, IP11 2AS

£380,000 FREEHOLD

Rarely available to the market and located within close proximity to Felixstowe seafront is this well presented five bedroom end of terrace town house with accommodation set over three floors and extending to in excess of 1959 sqft in size.

In addition to the five bedrooms the property benefits from a generous sized lounge/diner, modern kitchen and an en-suite and balcony off bedroom one. Further benefits include a courtyard style rear garden, off road parking to the front of the property and a family room/snug.

The accommodation in brief comprises entrance hall, lounge/diner, snug, kitchen, bedroom one (with an en-suite shower room), family bathroom, four further bedrooms and a utility room.

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

Manning Road is a short distance from the beach seafront, with parade of amusements, family activities, bars and eateries, as well as the Felixstowe Pier with it's Boardwalk cafe/bar. The Town Centre is located approximately 1.5 miles away.

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

ENTRANCE DOOR Opening into :-

ENTRANCE HALLWAY

Tiled flooring, radiator, door to :-

LOUNGE/DINER

LOUNGE AREA 15' 2" x 12' 11" (4.62m x 3.94m)

Radiator, TV point, two obscured windows to the front aspect, open fireplace with brick surround, opening into :-

DINING ROOM 11' 10" x 10' 7" (3.61m x 3.23m)

Radiator, obscured window to the rear aspect.

STEPS LEADING DOWN TO SNUG 13' 3" x 10' 4" (4.04m x 3.15m)

Radiator, two windows to side aspect, two fitted storage cupboards.

FIRST FLOOR LANDING

Radiator, airing cupboard housing pressurised hot water cylinder, stairs leading upto the second floor and doors to :-

KITCHEN 16' 4" x 10' 10" (4.98m x 3.3m)

Modern kitchen comprising wooden fitted worktops with fitted storage units above and matching storage units and drawers below, stainless steel sink unit with mixer tap and single drainer, space and plumbing available for a dishwasher, further spaces available for Range cooker and American style freestanding fridge/freezer, tiled flooring, radiator, two obscured windows to the side aspect and a door to outside.

BEDROOM ONE 14' 5" into face of wardrobe x 11' 9" (4.39m x 3.58m)

Radiator, fitted wardrobes with sliding doors, door to en-suite, windows to front aspect and door opening out onto :-

BALCONY

Decked flooring, wrought iron railings, outside lights.

EN-SUITE SHOWER ROOM 11' 9" x 4' 9" (3.58m x 1.45m)

Modern suite comprising low level WC, hand wash basin with mixer tap, shower cubicle, tiled flooring, heated towel rail, extractor, obscured window to rear aspect, shaver point.

FAMILY BATHROOM 11' 10" x 5' 7" (3.61m x 1.7m)

Suite comprising low level WC, hand wash basin with mixer tap, panelled bath with central mixer tap and double shower over, fitted shower screen, tiled flooring, heated towel rail, extractor.

UTILITY ROOM 6' 7" x 5' 1" (2.01m x 1.55m)

Fitted worktops with space and plumbing available for both a washing machine and a tumble dryer below, tiled flooring, two windows to the side aspect, storage cupboard, further cupboard housing gas boiler.

BEDROOM FIVE 10' 10" x 7' 11" (3.3m x 2.41m)

Radiator, window to rear aspect.

SECOND FLOOR LANDING

Radiator, access to loft space, doors to :-

BEDROOM TWO 16' 9" x 13' 11" into the bay (5.11m x 4.24m)

Two radiators, bay window to the front aspect, two eaves storage cupboards.

BEDROOM THREE 11' 11" x 11' 1" (3.63m x 3.38m)

Radiator, window to rear aspect.

BEDROOM FOUR 16' 6" reducing to 13' 4" x 10' 8" (5.03m x 3.25m)

Radiator, window to rear aspect, eaves cupboard.

OUTSIDE

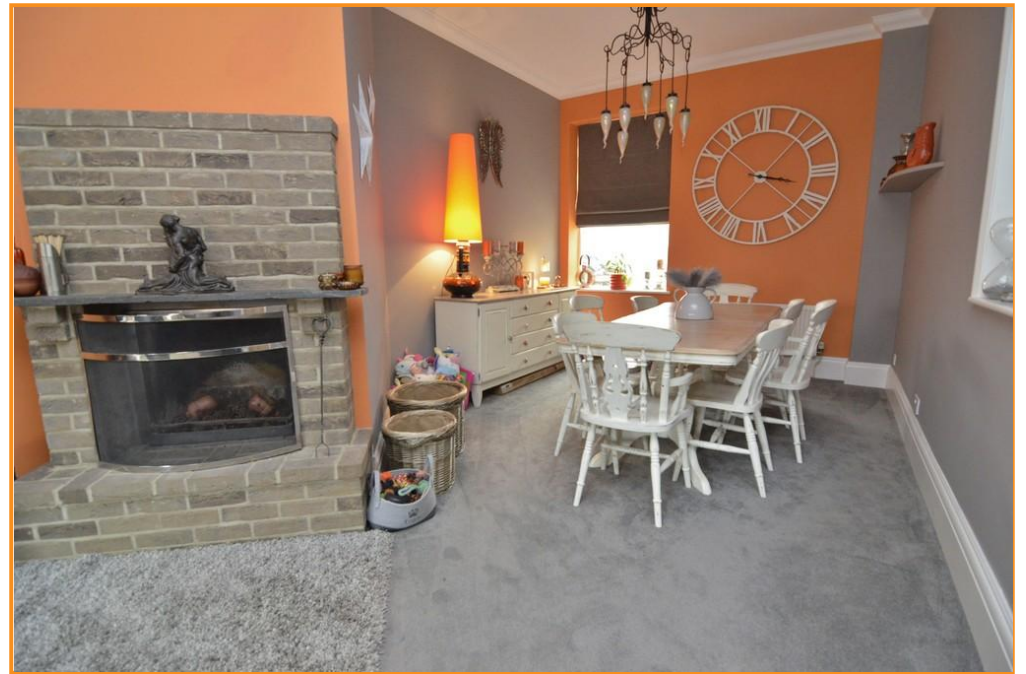
To the front of the property there is a boundary line outside the front of the property creating an off road parking space.

The rear garden is of westerly aspect and from the kitchen steps leading down to a decking area with further steps leading down to the remainder of the garden which is artificial lawn, storage shed and rear access gate.

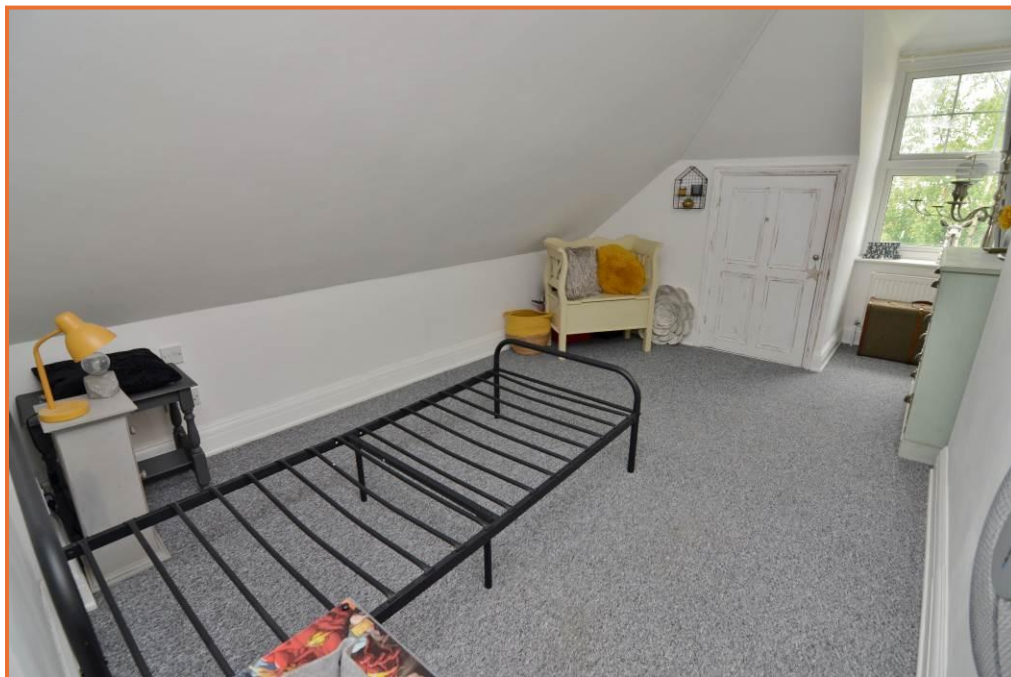
COUNCIL TAX

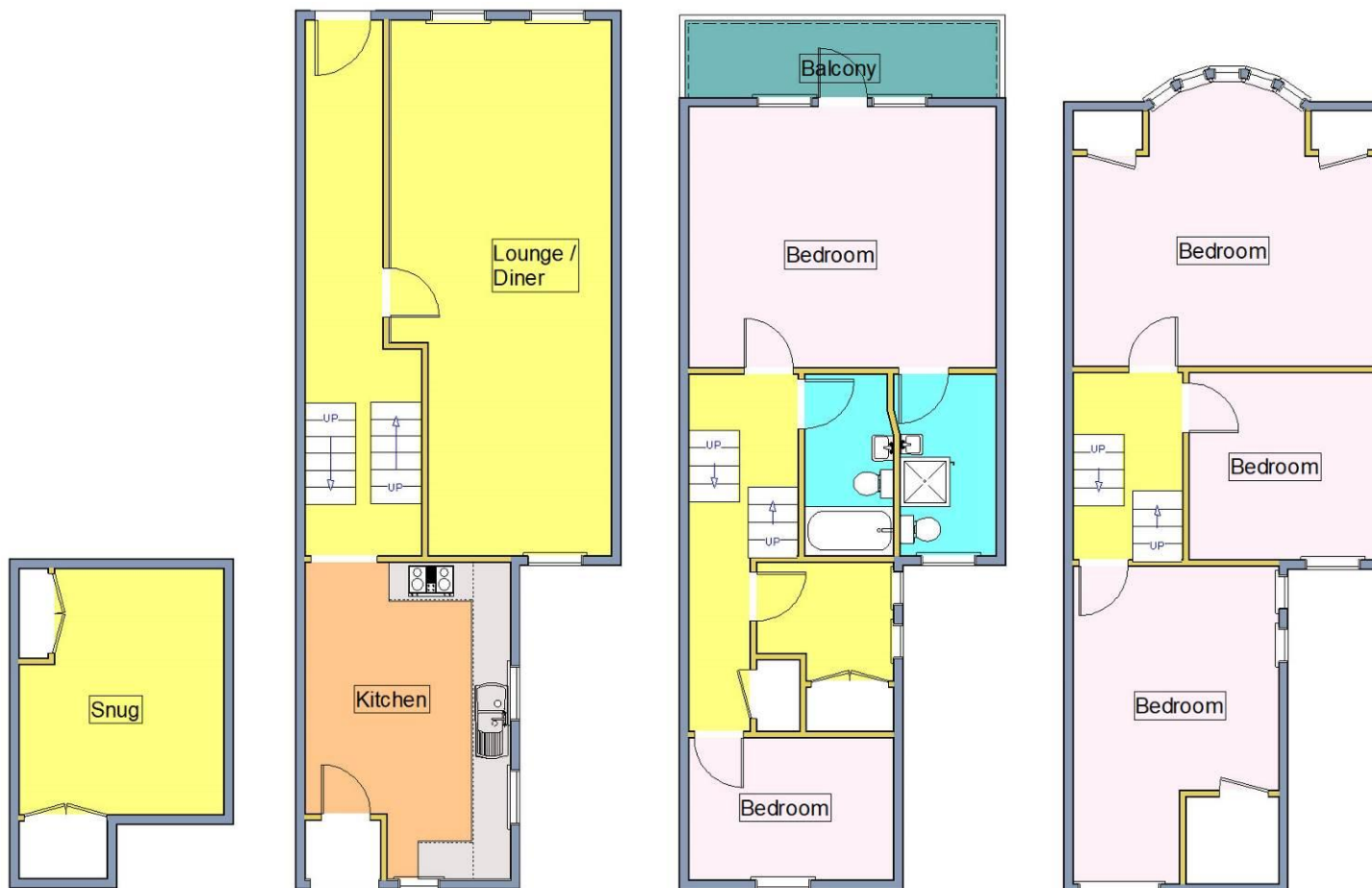
Band 'C'











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

