



## 2 Mickfield Mews, Felixstowe, IP11 2YR

**£165,000 FREEHOLD**

Offered for sale with no onward chain and seemingly ideal for a first time buyer or buy to let investor is this modern one bedroom home located on the popular Orwell Green development.

In addition the property benefits from ample off road parking, an enclosed garden area, modern kitchen and modern shower room.

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

The property is conveniently located within close proximity to a major supermarket, doctors surgery and a pharmacy with links to the A14 also nearby.

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

#### **UPVC DOUBLE GLAZED ENTRANCE DOOR**

Opening into :-

#### **OPEN PLAN LOUNGE/KITCHEN ` 18' 3" x 11' 9" (5.56m x 3.58m)**

##### **LOUNGE AREA**

Laminate flooring, radiator, TV point, stairs leading up to the first floor, window to front aspect.

##### **KITCHEN AREA**

Has fitted worktops with a tiled splashback fitted storage units above and matching storage units and drawers below, stainless steel circular seating unit with mixer tap and single drainer, integrated appliances such as an under counter fridge and freezer, integrated Bosch electric oven with four ring hob and cooker hood above, space and plumbing available for a washing machine, window to side aspect, under stairs storage cupboard.

##### **FIRST FLOOR LANDING**

Radiator, access to loft space, window to side aspect and doors to :-

#### **BEDROOM 11' 9" x 10' 8" (3.58m x 3.25m)**

Laminate flooring, radiator, window to front aspect, airing cupboard housing the Vaillant combi boiler.

#### **SHOWER ROOM 7' 3" x 5' (2.21m x 1.52m)**

Suite comprising low level WC, hand wash basin with mixer tap, corner shower cubicle, fully tiled walls and floors, heated towel rail, extractor, obscured window to the side aspect.

#### **OUTSIDE**

The front of the property has been fully block paved creating ample off road parking, outside tap, accessed via Rendlesham Road is an enclosed garden area, enclosed by fencing and has two storage sheds. Additionally alongside the garden is a further area allocated to the property with further off road parking available.

#### **COUNCIL TAX**

Band 'A'





