



45 King Street, Felixstowe, IP11 9DX

£207,500 FREEHOLD

Offered for sale with no onward chain and seemingly ideal for a first time buyer is this three bedroom end of terrace home which has been fully modernised by the current owner.

This beautifully presented home further benefits from two reception rooms, a modern re-fitted kitchen, modern re-fitted bathroom and a recently landscaped west facing rear garden.

The accommodation in brief comprises lounge, dining room, kitchen, bathroom, with three bedrooms on the first floor. Windows are of double glazed construction and heating is supplied in the form of gas fired central heating to radiators. The property is conveniently located within close proximity to a range of shops and amenities located on Walton High Street, local schooling is also nearby.

Having undergone extensive modernisation from the current owner, a viewing is highly recommended to appreciate the modern and move in ready condition of this property.

UPVC ENTRANCE DOOR Opening into :-

LOUNGE 12' x 10' 11" (3.66m x 3.33m)

Laminate flooring, radiator, window to front aspect.

DINING ROOM 13' 9" reducing to 10'10" x 12' (4.19m x 3.66m)

Laminate flooring, radiator, window to rear aspect, stairs leading up to the first floor with an under stairs storage cupboard and doors to :-

KITCHEN 9' x 6' 10" (2.74m x 2.08m)

Modern re-fitted kitchen comprising fitted worktops and a tiled splashback, shaker style fitted storage units above and matching storage units and drawers below, stainless steel sink unit with mixer tap and single drainer, integrated electric oven with four ring hob and cooker hood above, space and plumbing available for a washing machine and further space available for an under counter fridge, radiator, windows and door to side aspect, combination boiler and door to :-

BATHROOM 9' 4" x 4' 1" (2.84m x 1.24m)

Modern re-fitted suite comprising low level WC, vanity hand wash unit with mixer tap and storage cupboard below, panelled bath with electric shower over and part tiled walls, radiator, extractor, two obscured windows to the side aspect.

FIRST FLOOR LANDING Radiator, access to the loft space and doors to :-

BEDROOM ONE 12' x 10' 11" (3.66m x 3.33m)

Radiator, two windows to the front aspect, built in single wardrobe.

BEDROOM TWO 11' x 9' 1" (3.35m x 2.77m)

Radiator, window to rear aspect, built in single wardrobe.

BEDROOM THREE 8' 11" x 7' (2.72m x 2.13m)

Radiator, window to rear aspect.

REAR GARDEN

Upon entering from the kitchen there is a patio area, outside tap, side access gate. Raised decking area which then opens out onto the remainder of the garden which is enclosed by fencing, laid to lawn and a raised flower bed.

COUNCIL TAX

Band 'A'







