



**42 Russell Road, Felixstowe, IP11 2BG**

**£250,000 FREEHOLD**

Located within close proximity to Felixstowe seafront is this beautifully presented and spacious bay fronted older style three bedroom terraced home.



In addition to the three bedrooms the property benefits from an open plan lounge/diner, modern kitchen/breakfast room and a low maintenance rear garden. The accommodation in brief comprises entrance hall, lounge/diner, kitchen/breakfast room, upstairs there are three bedrooms and a family bathroom.

Russell 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 spacious accommodation on offer.

**OPEN STORM PORCH** With UPVC double glazed entrance door opening into :-

#### **ENTRANCE HALL**

Laminate flooring, radiator, stairs leading up to the first floor and under stairs storage cupboard and doors to :-

#### **OPEN PLAN LOUNGE/DINER 27' 2" x 12' 9" (8.28m x 3.89m)**

Bay window to front aspect, additional window to rear aspect, two radiators, TV point, electric feature fireplace with surround.

#### **KITCHEN/BREAKFAST ROOM 21' 6" x 9' 10" (6.55m x 3m)**

Fitted worktops with a tiled splashback, fitted storage units above and matching storage units and drawers below, composite one and a half bowl sink unit with mixer tap and single drainer, space and plumbing available for both a washing machine and a dishwasher, further space available for a freestanding fridge/freezer and tumble dryer, eye level double oven with four ring electric hob with cooker hood above, baxi boiler, windows to both rear and side aspect, door to outside, laminate flooring, radiator, fitted storage cupboards.

#### **FIRST FLOOR LANDING**

Two radiators, access to loft space, doors to :-

#### **BEDROOM ONE 16' 1" x 12' 1" (4.9m x 3.68m)**

Radiator, two windows to front aspect, original feature fireplace.

#### **BEDROOM TWO 11' 10" x 10' (3.61m x 3.05m)**

Radiator, window to rear aspect, original feature fireplace.

#### **BEDROOM THREE 10' 8.28" x 9' 11" (3.25m x 3.02m)**

Radiator, window to rear aspect, original feature fireplace.

#### **BATHROOM 10' 4" x 6' 6" (3.15m x 1.98m)**

Suite comprising low level WC, hand wash basin, panel bath with electric shower over, radiator, two obscured windows to side aspect.

#### **OUTSIDE**

To the front of the property is a well presented and low maintenance front garden enclosed by a low brick wall.

The rear garden is also relatively low maintenance, courtyard style, mainly shingled, storage shed and rear access gate.

#### **COUNCIL TAX**

Band 'B'













Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**FLOORPLAN TO FOLLOW**