



**12 Ferndown Road, Felixstowe, IP11 9LA**

**£325,000 FREEHOLD**

**Situated in an established and highly popular residential location in Old Felixstowe, a spacious two-bedroom bungalow of traditional brick cavity wall construction beneath a pitched felt roof benefiting from driveway, garage and enclosed mainly Southerly aspect rear garden.**



In addition to the two bedrooms further accommodation consists of reception hall, lounge, kitchen, shower room and a UPVC conservatory.

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

Ferndown Road is a popular residential location in Old Felixstowe leading from Sunningdale Drive and Looe Road and is ideally situated for access to nearby shopping facilities in High Road East.

Felixstowe Seafront at Cliff Road and Cobbolds Point and, the Golf Club and also the main town centre are each under one mile away with the hamlet of Felixstowe Ferry approximately two miles distance.

Offered for sale possibly requiring some general modernisation but with vacant possession and no onward chain, an internal inspection is advised to fully appreciate the accommodation on offer.

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

Leading to :-

#### **ENTRANCE HALL 21' 11" max reducing to 2' 10" (6.68m x 0.86m)**

Radiator, UPVC double glazed door giving side access to rear garden and doors leading to :-

#### **LOUNGE 19' 10" x 11' 10" (6.05m x 3.61m)**

Two radiators, gas fire, double glazed patio doors leading into :-

#### **CONSERVATORY Approx 11' 8" x 8' (3.56m x 2.44m)**

Of UPVC double glazed construction and with polycarbonate roof, UPVC double glazed patio door leading to rear garden.

#### **KITCHEN 10' 4" x 8' 7" (3.15m x 2.62m)**

Comprising single drainer sink unit with cupboards under, space for freestanding cooker, space for automatic washing machine, built in boiler cupboard housing boiler serving hot water supply and central heating, two further built in pantry style cupboards (one currently without door), radiator, UPVC double glazed window to front aspect.

#### **BEDROOM ONE 14' x 10'10" max reducing to 8' 7" (4.27m x 2.62m)**

Radiator, UPVC double glazed windows to rear and side aspects.

#### **BEDROOM TWO 10' 10" x 10' plus door recess (3') (3.3m x 3.05m)**

Radiator, UPVC double glazed window to rear aspect.

#### **SHOWER ROOM 7' x 6' 7" (2.13m x 2.01m)**

Fitted with a modern white suite, tiled flooring and comprising double width walk in shower cubicle with shower inset, low level WC, wash hand basin, heated towel rail/radiator, wall mounted electric fan heater, four built in storage cupboards, UPVC double glazed window to front aspect.

#### **OUTSIDE**

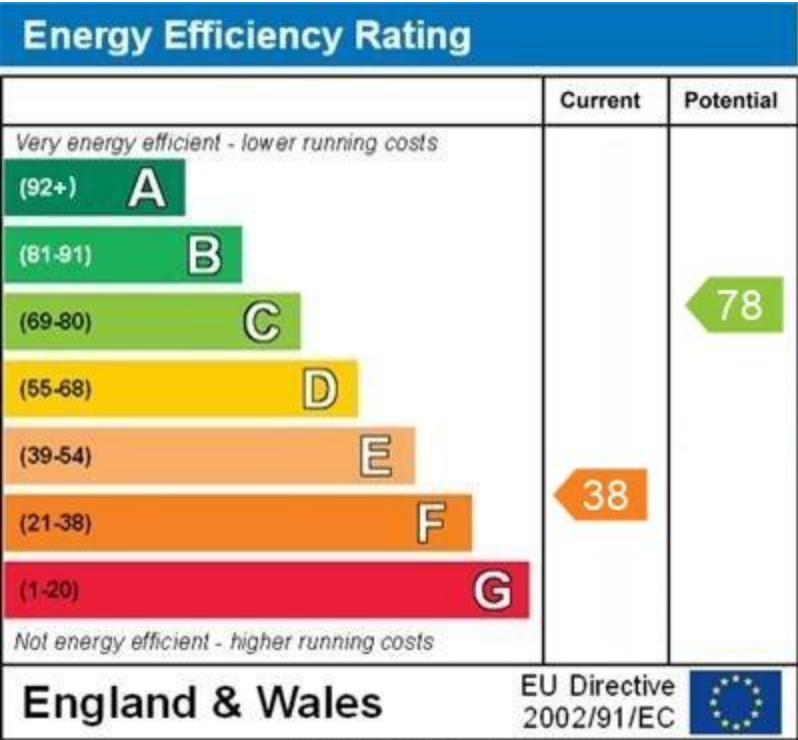
To the front of the property is a relatively low maintenance garden being mainly gravelled and with raised shaped floral border, enclosed by dwarf brick wall, a block paved driveway enables off street parking for one/two vehicles and leads to garage.

#### **REAR GARDEN**

To the rear of the property is a garden which offers a mainly southerly aspect and is unoverlooked, the garden is laid mainly to lawn with floral border, has a patio and is enclosed by fencing.

**GARAGE** 16' x 10' max reducing to 9'4" (4.88m x 3.05m)  
Up and over door, light and power connected and with UPVC door leading to rear garden.

**COUNCIL TAX**  
Band 'C'



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Total area: approx. 98.1 sq. metres (1055.4 sq. feet)  
Prepared By david-mortimer.com Not To Scale For Identification Purposes Only  
Plan produced using PlanUp.







