



23 Waveney Road, Felixstowe

£250,000 FREEHOLD

Offered "For Sale" with no onward chain and in need of general updating is this good sized former Local Authority semi-detached family house of traditional brick cavity wall construction beneath a pitched tiled roof.

The accommodation briefly comprises entrance hall, lounge, dining room, kitchen, three bedrooms and first floor bathroom with separate WC. Further benefits of the property include partial gas fired central heating with radiators to the ground floor and a combination boiler, UPVC double sealed unit double glazed windows and an attractive rear garden.

UPVC SEALED UNIT DOUBLE GLAZED ENTRANCE DOOR – Opening to :-

ENTRANCE HALLWAY

Staircase leading to the first floor, UPVC sealed unit double glazed window to the side aspect, radiator.

LOUNGE 15' 8" x 11' 0.5" (4.78m x 3.35m)

Brick fireplace surround tiled hearth, gas coal effect fire, TV point, radiator, UPVC sealed unit double glazed window to the front aspect.

DINING ROOM 11' 2" x 10' 2" (3.4m x 3.1m)

Radiator, aluminium sliding double glazed patio doors opening to the rear garden, door to :-

KITCHEN 10' 10" x 10' 2" Maximum (3.3m x 3.1m)

Range of units with oak trim comprising base cupboards and drawers, work surfaces over, inset stainless steel single drainer sink unit, tiled splashbacks, matching eye level cupboards, radiator, built in pantry, space and plumbing for automatic washing machine, gas and electric cooker point, UPVC sealed unit double glazed window to the rear aspect, glazed door opening to the rear porch with door to outside.

LANDING

Access to loft space, UPVC sealed unit double glazed window to the side aspect, built in airing cupboard with radiator.

BEDROOM 1 12' 2" plus door recess x 11' 0" (3.71m x 3.35m)

UPVC sealed unit double glazed window to the front aspect.

BEDROOM 2 14' 0" x 11' 0" (4.27m x 3.35m)

UPVC sealed unit double glazed window to the rear aspect.

BEDROOM 3 9' 6" x 7' 4" (2.9m x 2.24m)

UPVC sealed unit double glazed window to the front aspect.

BATHROOM

Pampas coloured suite comprising panelled bath, Triton shower unit over, pedestal wash hand basin, part tiled walls, radiator, UPVC sealed unit double glazed window to the side aspect.

SEPARATE WC

Pampas coloured low level suite, UPVC sealed unit double glazed window to the rear aspect.

OUTSIDE

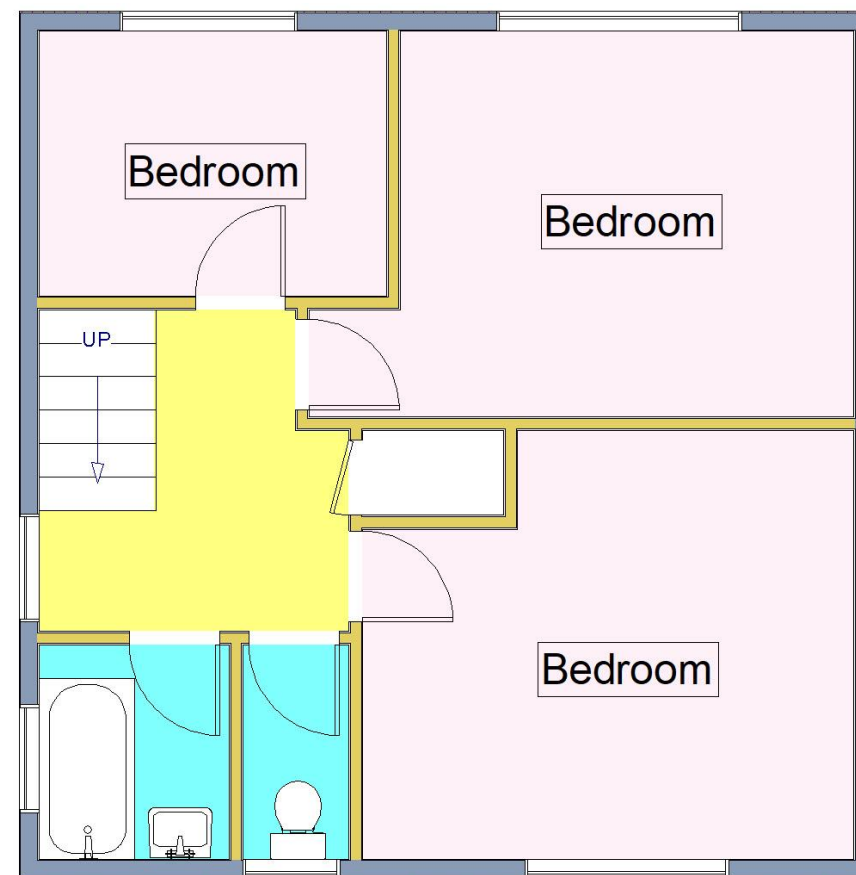
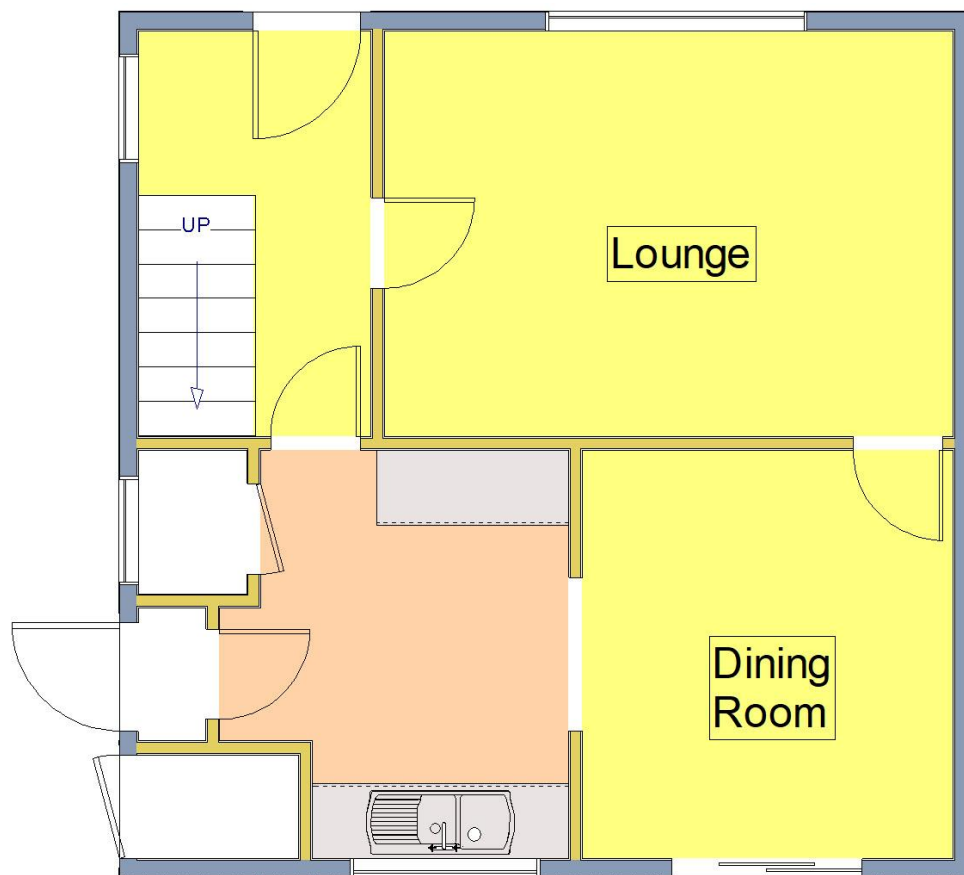
The property is recessed from the road with a garden laid to lawn, with flower and shrub borders, driveway enabling off street parking, side access to the rear garden.

To the rear of the property there is a well-maintained attractive garden comprising paved patio, lawn with established tree and shrub borders, brick-built outhouse (7'10" x 6'), adjacent timber storage shed, further brick-built outhouse housing wall mounted combination gas fired boiler.









Address: 23 Waveney Road, FELIXSTOWE, IP11 2NT
 RRN: 2359-3052-8206-8255-0204

