



**9 Graham Road, Felixstowe, IP11 9BL**

**£260,000 FREEHOLD**

**Situated in the popular residential village of Walton is this well presented and extended three bedroom mid terraced home.**



In addition to the three bedrooms the property benefits from off road parking, a private south facing rear garden and two reception rooms.

The extended accommodation in brief comprises entrance hall, lounge, kitchen, dining room/family room, upstairs are three bedrooms and a family bathroom. Heating is applied in the form of gas fired central heating to radiators and windows are of double glazed construction. Additionally there is also a wood burner stove in the lounge and the property also benefits from solar panels.

Graham Road is located a short distance away from a host of shops and amenities located on Walton High Street, local schooling including Felixstowe High School is also nearby.

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

Opening into :-

#### **ENTRANCE HALLWAY 15' 1" x 6' 5" (4.6m x 1.96m)**

Original wood flooring, radiator, stairs leading up to the first floor with an understairs storage cupboard and doors to :-

#### **LOUNGE 23' 3" x 10' 10" reducing to 7' 11" (7.09m x 2.41m)**

Original wood flooring, radiator, window to the front aspect, picture rail, TV point, wood burner stove, double doors into the dining/family room.

#### **KITCHEN 8' 4" x 7' 9" (2.54m x 2.36m)**

Fitted worktops with tiled splashback, fitted storage units above and matching units and drawers below, composite sink unit with mixer tap and single drainer, space and plumbing available for a washing machine, space for freestanding fridge/freezer, gas Beaumatic Range cooker, exposed brick feature wall opening into :-

#### **DINING/FAMILY ROOM 14' 2" x 11' 4" (4.32m x 3.45m)**

Forming part of the extension, laminate flooring, two radiators, windows and french doors opening out onto the rear garden.

#### **FIRST FLOOR LANDING**

Original wood flooring, access to the loft space and doors to :-

#### **BEDROOM ONE 11' 11" x 10' 11" (3.63m x 3.33m)**

Original wood flooring, radiator, window to rear aspect.

#### **BEDROOM TWO 10' 11" x 9' 9" (3.33m x 2.97m)**

Original wood flooring, radiator, window to front aspect.

#### **BEDROOM THREE 7' 1" x 7' 1" (2.16m x 2.16m)**

Original wood flooring, radiator, window to front aspect, above stairs storage cupboard.

#### **BATHROOM 5' 9" x 4' 11" (1.75m x 1.5m)**

Suite comprising low level WC, hand wash basin, panelled bath with mixer tap and shower over, part tiled walls, radiator, extractor, obscured window to rear aspect.

#### **OUTSIDE**

To the front of the property it has been fully shingled enabling ample off road parking, outside lighting.

The rear garden is of generous size and is south facing and is enclosed by fencing. Upon entering from the the dining/family room is a patio area opening out onto the remainder of the garden which is laid to lawn with established plant and shrub border, outside tap, two storage sheds and a rear access gate opening into an additional garden space currently being used as an allotment with various vegetable growing spaces.

#### **COUNCIL TAX Band 'B'**













