



**6 King Street, Felixstowe, IP11 9DX**

**£230,000 FREEHOLD**

Located in Walton, close to local shops and amenities, is this well presented older style bay fronted two bedroom terraced home.

In addition to the two bedrooms the property benefits from two reception rooms, a modern kitchen, modern bathroom and off road parking located at the rear.

The accommodation in brief comprises entrance porch, entrance hall, lounge, dining room, kitchen, upstairs are two bedrooms and a bathroom. Heating is supplied in the form of gas fired central heating to radiators with the addition of a wood burner in the lounge and windows are of double glazed construction.

Additionally the property benefits from a south easterly facing rear garden and is also located within a short distance away from shops and amenities located on High Road. Local schooling including Felixstowe High School is also nearby.

A viewing is highly recommended to appreciate the modern but characterful property on offer.

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

Opening into :-

#### **ENTRANCE PORCH**

With further door opening into :-

#### **ENTRANCE HALLWAY**

Original wood flooring, radiator, stairs leading up to the first floor and doors to :-

#### **LOUNGE 13' 3" into the bay x 10' 11" (4.04m x 3.33m)**

Bay window to the front aspect, radiator, TV point, wood burner stove, picture rail.

#### **DINING ROOM 11' 5" x 11' (3.48m x 3.35m)**

Original wood flooring, radiator, window to rear aspect, under stairs storage cupboard, opening into :-

#### **KITCHEN 10' 11" x 8' 11" (3.33m x 2.72m)**

Fitted worktops with tiled splashback, fitted storage units above and matching units and drawers below, stainless steel sink unit with mixer taps and single drainer, space and plumbing available for a washing machine, further spaces available for freestanding fridge/freezer and tumble dryer, electric oven with four ring hob above. Vaillant boiler, windows and door to side aspect.

#### **FIRST FLOOR LANDING**

Original wood flooring, radiator, storage cupboard, access to loft space and doors to :-

#### **BEDROOM ONE 14' 5" x 11' 1" (4.39m x 3.38m)**

Original wood flooring, radiator, two windows to front aspect, original feature fireplace.

#### **BEDROOM TWO 11' x 9' 6" (3.35m x 2.9m)**

Radiator, window to rear aspect.

#### **BATHROOM 10' 10" x 8' 11" (3.3m x 2.72m)**

Suite comprising low level WC, hand wash basin, panelled bath with electric shower over, radiator, cupboard housing hot water cylinder, obscured window to rear aspect.

#### **OUTSIDE**

To the front of the property is a small front garden with a low brick wall to the front boundary, established shrub and plant borders and a garden path leading to the entrance door.

The rear garden is of south easterly aspect, enclosed by fencing and relatively low maintenance as the garden has been fully patiod with an established shrub and plant border, storage shed, two brick built stores, outside tap, outside socket, wood store, an opening into the off road parking space which has double gate opening onto Crown Street.

#### **COUNCIL TAX**

Band 'B'

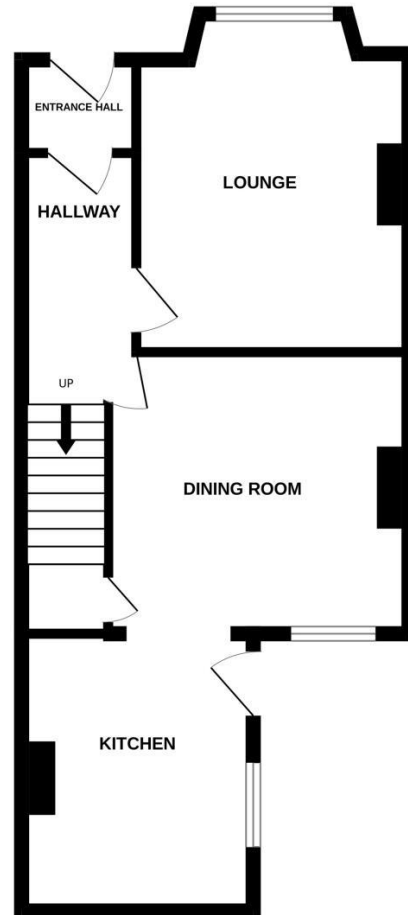




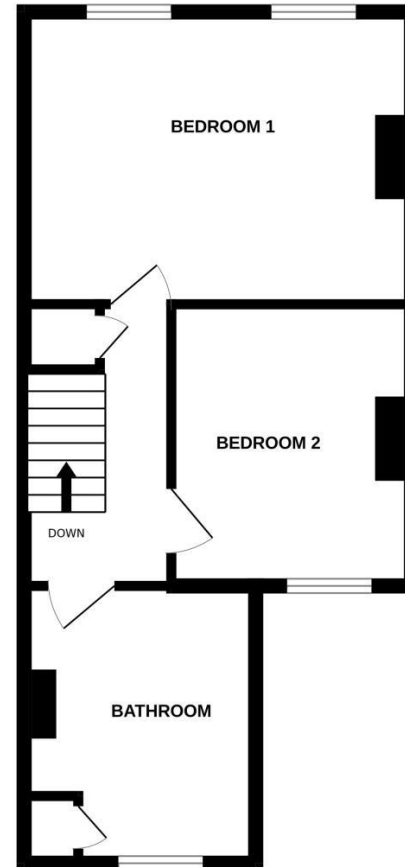


Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>90 B</b>
69-80	<b>C</b>	<b>71 C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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