



2 Runnacles Way, Felixstowe, IP11 2FE

£160,000 FREEHOLD

An exceptionally well presented modern one bedroom home situated on Felixstowe's Oak Rise development seemingly ideal for first time or investment purchase.

In addition to the double bedroom which has triple slide robe style wardrobes, further accommodation consists of a first floor bathroom and to the ground floor open plan lounge/dining room/kitchen.

All windows are of replacement UPVC double glazed units, whilst the main entrance door is also replaced, is composite black exterior white interior and has leaded stained glass inner panels.

The kitchen is modern and has been re-fitted and has halogen hob, oven, and freestanding fridge/freezer and washing machine which we understand will remain with the property.

Off street parking is available and heating is supplied to the ground floor and to the first floor bedroom via electric storage heaters.

Runnnacles Way is a modern development constructed in the 1990s by the Fairclough Group of Developers with number 2 being situated on a corner position adjoining Runnnacles Way and Grange Farm Avenue.

Offered for sale with excellent presentation and seemingly ready for immediate occupation an internal inspection is advised to appreciate the accommodation on offer.

COMPOSITE DOUBLE GLAZED ENTRANCE DOOR

With leaded stained glass inner panels leading to :-

OPEN PLAN LOUNGE/DINING AREA/KITCHEN 17' 4" x 15' 5" into square box window reducing to 12' 5" (5.28m x 3.78m)

An open plan well presented room consisting of :-

LOUNGE/DINING AREA 12' 5" x 11' 10" (3.78m x 3.61m)

Electric storage heater, new carpeting, two double and two single power sockets, UPVC double glazed box bay window.

KITCHEN AREA 12' 5" x 5' 8" (3.78m x 1.73m)

Open plan access from lounge/dining area, the kitchen is a modern re-fitted kitchen comprising a single drainer, one and a half bowl Reginox sink unit with hot and cold mixer taps and two cupboards beneath, a total of seven fitted cupboards/eye level units and three drawers, a Hotpoint four ring Halogen hob with Beko oven beneath, freestanding Beko washing machine and freestanding fridge/freezer each of which we understand will remain with the property, extractor hood with display lighting, part tiled wall surfaces, power sockets, UPVC double glazed window.

FIRST FLOOR LANDING 8' 6" max reducing to 6' 9" x 6' (2.59m x 1.83m)

Single power socket, access to loft space, built in airing cupboard housing hot water cylinder, doors leading to :-

BEDROOM 10' 6" x 12' 6" into wardrobe recess reducing to 9' 2" (3.2m x 2.79m)

Triple ceiling to floor mirror fronted smoked glass slide robe style wardrobes, over stairs storage cupboard, storage heater, two double power sockets, UPVC double glazed window.

BATHROOM 6' 8" x 6' 4" (2.03m x 1.93m)

Part tiled wall surfaces fitted with white suite comprising panelled bath with mixer taps and shower attachment, low level WC, wash hand basin, UPVC double glazed window.

OUTSIDE

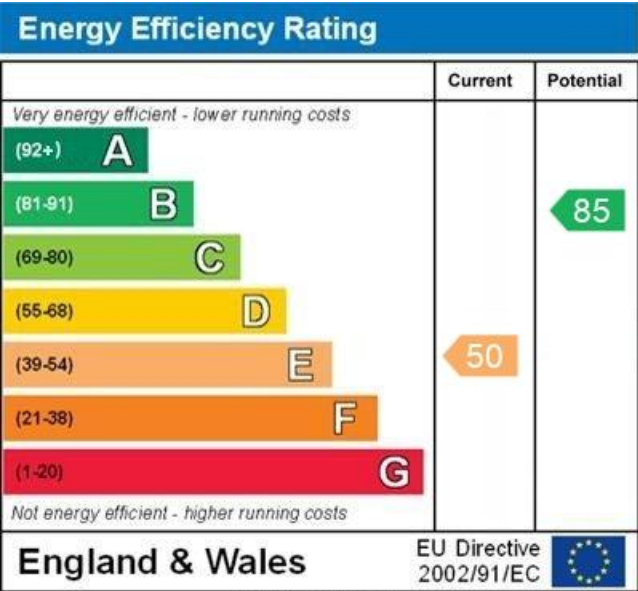
The property is situated on a corner plot and has open plan lawned garden area to front and side aspects.

Off street parking is available for one vehicle.

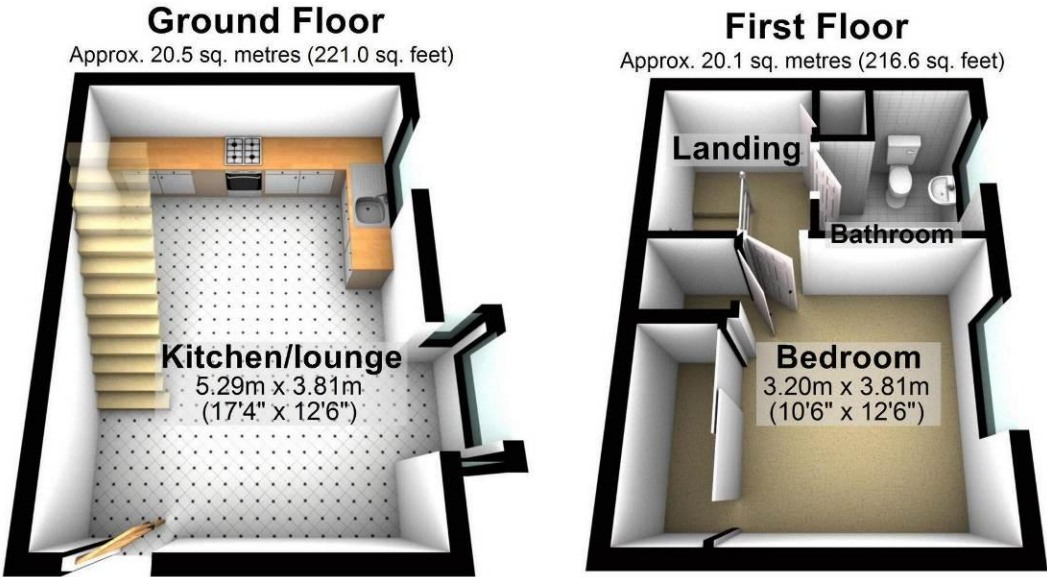
TENURE - FREEHOLD

COUNCIL TAX

Band 'A'



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Total area: approx. 40.7 sq. metres (437.6 sq. feet)



