



## 96 Looe Road, Felixstowe, IP11 9QF

**£300,000 FREEHOLD**

An older style detached bungalow requiring full modernisation offered for sale with no onward chain, of brick cavity wall construction with rendered elevations beneath a pitched tiled roof.

The accommodation briefly comprises entrance hall, lounge, kitchen, three bedrooms, bathroom and separate WC. Adjacent to the property is a driveway enabling off street parking for numerous vehicles and to the rear there is a private enclosed rear garden.

The property is situated in the generally sought after area of Old Felixstowe a short distance away from a useful parade of shops in High Road East and within approximately one mile from the sea, promenade and shopping thoroughfare with a variety of local shops and high street stores available.

#### **UPVC SEALED UNIT DOUBLE GLAZED ENTRANCE DOOR**

Opening to :-

#### **ENTRANCE PORCH**

Tiled floor, part glazed entrance door opening to :-

#### **ENTRANCE HALL 26' x 4' (7.92m x 1.22m)**

Radiator, access to loft space, built in cloaks cupboard.

#### **LOUNGE 15' 2" x 12' (4.62m x 3.66m)**

Wall mounted gas fire (un-tested), radiator, UPVC sealed unit double glazed window to the front and side aspect.

#### **KITCHEN 12' x 11'2" reducing to 8' 4" (3.66m x 2.54m)**

Re-fitment required, stainless steel single drainer sink unit with cupboards below, further base cupboards, plumbing for automatic washing machine, radiator, two built in storage cupboards, built in boiler cupboard housing wall mounted Vokera gas fired boiler (un-tested), UPVC sealed unit double glazed window and door to the side aspect.

#### **BEDROOM ONE 12' x 12' (3.66m x 3.66m)**

Radiator, UPVC sealed unit double glazed window to the front and side aspect.

#### **BEDROOM TWO 12' x 11' 2" (3.66m x 3.4m)**

Radiator, UPVC sealed unit double glazed window to the rear aspect.

#### **BEDROOM THREE 12' x 7' 6" (3.66m x 2.29m)**

Radiator, UPVC sealed unit double glazed window to the side aspect.

#### **BATHROOM**

Re-fitment required, panelled bath with shower over, pedestal wash hand basin, tiled walls, radiator, UPVC sealed unit double glazed window to the rear aspect.

#### **SEPARATE WC**

Low level suite, UPVC sealed unit double glazed window to the rear aspect.

#### **OUTSIDE**

The property stands on a good size plot with the front garden being partly paved with shrub borders to the front boundary, adjacent driveway with off street parking for numerous vehicles leading to a single concrete sectional garage with up and over door.

To the rear of the property there is a pleasant garden measuring approximately 50' in depth x approx 46' in width offering excellent privacy and comprising lawn, timber fencing to the boundaries, timber storage shed and lean to store, cold water tap and single glazed lean to.

#### **COUNCIL TAX**

Band 'D'













