



14 Brandon Road, Felixstowe, IP11 2XU

£249,950 FREEHOLD

Offered for sale with no onward chain and located on the popular Cavendish Park development of Felixstowe is this three bedroom semi-detached family home.

In addition to the three bedrooms the property benefits from off road parking, a garage and a conservatory.

The accommodation in brief comprises entrance hall, lounge/diner, kitchen, conservatory, upstairs are three bedrooms and a family bathroom. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

The property is conveniently located within close proximity to a major supermarket, doctor's surgery and a pharmacy with links to the A14 also nearby.

A viewing is highly recommended to appreciate the accommodation on offer.

UPVC DOUBLE GLAZED ENTRANCE DOOR

Opening into :-

ENTRANCE HALLWAY 12' 5" x 5' 11" (3.78m x 1.8m)

Radiator, stairs leading up to the first floor with an under stairs storage cupboard, Baxi boiler, doors to :-

LOUNGE/DINER 19' 10" x 11' 7" reducing to 8' 6" (6.05m x 2.59m)

Window to front aspect, radiator, TV point, French doors into conservatory, sliding door into :-

KITCHEN 11' 5" x 9' max (3.48m x 2.74m)

Fitted worktops with a tiled splashback, fitted storage units above and matching storage units and drawers below, composite one and a half bowl sink unit with mixer tap and single drainer, space and plumbing available for both a washing machine and a dishwasher, Rangemaster cooker with five ring gas hob and cooker hood, window to rear aspect, under counter lighting.

CONSERVATORY 15' 4" x 9' 11" (4.67m x 3.02m)

Brick built base conservatory with UPVC windows and doors overlooking rear garden, radiator, ceiling fan light.

FIRST FLOOR LANDING

Access to the loft space, airing cupboard housing hot water cylinder and doors to :-

BEDROOM ONE 11' 3" x 8' 2" (3.43m x 2.49m)

Radiator, window to rear aspect, ceiling fan light.

BEDROOM TWO 11' 5" x 8' 3" (3.48m x 2.51m)

Radiator, window to front aspect, fitted wardrobes.

BEDROOM THREE 8' 4" x 6' 2" (2.54m x 1.88m)

Radiator, window to front aspect, above stairs storage cupboard.

BATHROOM 8' 2" x 6' 3" (2.49m x 1.91m)

Modern re-fitted suite comprising low level WC, vanity hand wash basin with mixer tap and storage cupboard below, panelled bath with central mixer tap and electric shower over, tiled walls, heated towel rail, obscured window to rear aspect.

OUTSIDE

To the front of the property is an open front garden which is mainly laid to lawn with a driveway enabling off road parking and a pathway leading to the entrance door, side access gate.

The rear garden upon entering from the conservatory is a good size patio area, outside tap, steps leading down to the remainder of the rear garden which is laid to lawn and enclosed by fencing, two decking areas and storage shed. Service door into :-

GARAGE 17' 2" x 8' 10" (5.23m x 2.69m)

Light and power connected, up and over door, the garage has recently had a new roof which comes with a 15-year guarantee.

COUNCIL TAX

Band 'B'







