



83 Philip Avenue, Felixstowe, IP11 2PJ

£195,000 FREEHOLD

Offered for sale with no onward chain is this rarely available to the market semi detached one bedroom bungalow benefitting from distant sea views.

The accommodation in brief comprises entrance hallway, kitchen, lounge, bedroom, bathroom.

Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

Further benefits include a pleasant rear garden with a brick built store.

The property is conveniently situated within close proximity to Morrison's supermarket, a doctors surgery, the port and dock complex and one and a half miles from Felixstowe's main town centre, sea and promenade.

Being rarely available to the market, a viewing is highly recommended to appreciate the accommodation on offer.

UPVC DOUBLE GLAZED ENTRANCE DOOR

Opening into :-

ENTRANCE HALLWAY 9' 3" x 4' 9" (2.82m x 1.45m)

Radiator, access to the loft space, doors to :-

LOUNGE 15' 5" x 10' 5" (4.7m x 3.18m)

Radiator, TV point, window to front (south) open aspect with distant sea views.

KITCHEN 7' 11" x 6' 2" (2.41m x 1.88m)

Fitted worktops, fitted storage units below, stainless steel sink unit with mixer tap and single drainer, space and plumbing available for washing machine and further spaces available for freestanding fridge freezer and cooker. Pantry cupboard, window to side aspect, further window to front aspect with distant sea view.

BEDROOM 13' 9" x 10' (4.19m x 3.05m)

Radiator, window to rear aspect, built in cupboard.

WET ROOM 7' 10" x 4' 10" (2.39m x 1.47m)

Suite comprising low level WC, hand wash basin, shower area, part tiled walls, radiator, obscured window to rear aspect.

OUTSIDE

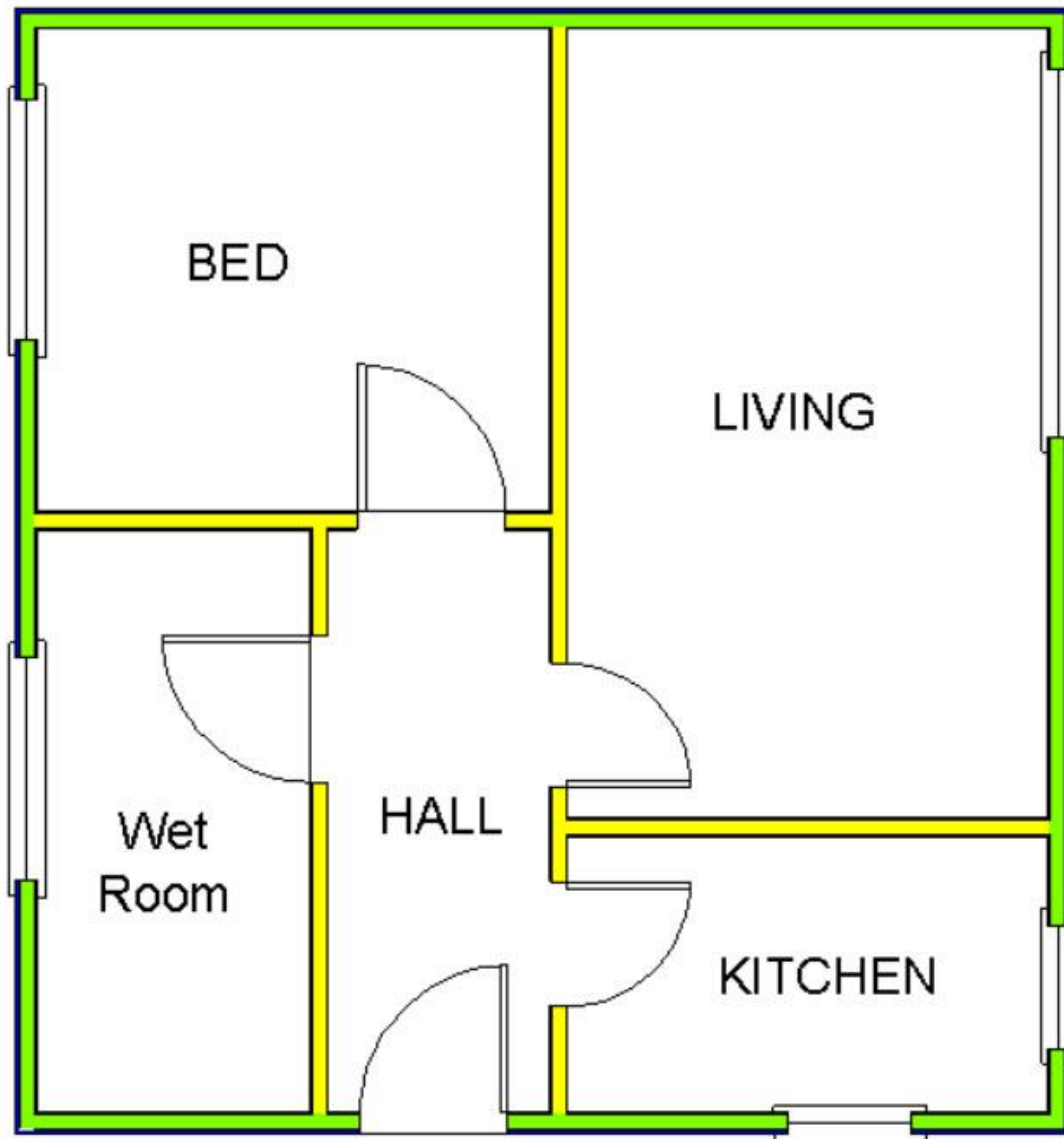
To the front of the property is a garden area which is mainly laid to lawn with established shrub and plant border, fencing to boundaries, garden path leading to the entrance door, outside tap.

The rear garden is enclosed by fencing mainly laid to lawn with established shrub and plant border, brick built store.

COUNCIL TAX

Band 'A'





Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		