



15 Ferry Road, Felixstowe, IP11 9NB

£220,000 FREEHOLD

Offered for sale with no onward chain and located in Old Felixstowe overlooking St Peter & St Paul's Church is this rarely available two-bedroom terrace home in need of general modernisation.

In addition to the two bedrooms the property benefits from allocated off road parking, a private west facing rear garden and gas fired heating via a modern combination boiler. The property has also recently been re-painted throughout.

The accommodation in brief comprises entrance hall, lounge, kitchen/diner, conservatory, upstairs are two bedrooms, bathroom, large storage room.

The property is conveniently located within close proximity to a range of shops and amenities located on High Road East, local schooling such as Kingsfleet Infant School and Colneis Junior are also nearby.

A viewing is highly recommended to appreciate the rarely available property on offer.

ENTRANCE DOOR

Opening into :-

ENTRANCE HALLWAY 8' 8" x 4' 9" (2.64m x 1.45m)

Radiator, stairs leading up the first floor, window to side aspect, door to :-

LOUNGE 12' 4" x 12' 4" (3.76m x 3.76m)

Radiator, TV point, window to front aspect, ceiling fan light, door to :-

KITCHEN/DINER 15' 7" x 9' 8" (4.75m x 2.95m)

Fitted worktops with a tiled splashback, fitted storage units above and matching storage units and drawers below, stainless steel sink unit with mixer tap and single drainer, space and plumbing available for a washing machine and further spaces available for a freestanding cooker, fridge and freezer. Radiator, under stairs storage cupboard, window to rear aspect, two ceiling fan lights, door to :-

CONSERVATORY

Brick built base conservatory with windows and stable doors overlooking the rear garden, tiled flooring.

FIRST FLOOR LANDING

Radiator, access to loft space, airing cupboard housing modern Viessman combination boiler.

LARGE STORAGE ROOM 5' 10" 9" (1.78m x 0.23m)

Radiator.

BEDROOM ONE 10' 9" x 9' 5" (3.28m x 2.87m)

Radiator, window to front aspect overlooking St Peters & St Pauls Church.

BEDROOM TWO 11' 4" x 9' 5" reducing to 6' 11" (3.45m x 2.11m)

Radiator, window to rear aspect.

BATHROOM 6' 9" x 5' 6" (2.06m x 1.68m)

Suite comprising low level WC, wash hand basin, panelled bath with mixer tap and shower head attachment, part tiled walls, radiator, obscured window to rear aspect.

OUTSIDE

To the front of the property is an enclosed front garden with a wall to front and side boundary, garden path leading to the entrance door.

The rear garden is mainly unoverlooked and west facing, enclosed by fencing, cobbled patio area and a garden path leading to a rear access gate which opens out onto a communal car park where there is allocated off road parking for one car.

COUNCIL TAX Band 'B'





**EPC & FLOORPLAN TO
FOLLOW**