



142 Mill Lane, Felixstowe, IP11 2LL

£239,950 FREEHOLD

Offered for sale with no onward chain an extended semi-detached bungalow in need of some general updating of traditional brick cavity wall construction beneath a pitch tiled roof.

The accommodation briefly comprises entrance hall, extended lounge/dining room, double glazed conservatory, kitchen/breakfast room, two good size bedrooms and bathroom.

Further benefits include gas fired central heating via radiators and wood grain effect UPVC sealed unit double glazed windows. The property is conveniently situated less than a quarter of a mile from Morrisons supermarket and approximately one mile from Felixstowe's main town centre easily accessible with regular bus services in Mill Lane.

UPVC SEALED UNIT DOUBLE GLAZED WOOD GRAIN EFFECT ENTRANCE DOOR

Opening to :-

ENTRANCE HALLWAY

Built in double door meter cupboard, radiator, access to loft space.

BEDROOM ONE 17' x 11' 4" (5.18m x 3.45m)

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

KITCHEN/DINING ROOM 15' max reducing to 13'3" x 10' 2" (4.57m x 3.1m)

Range of wood grain finished units comprising base cupboards and drawers with work surfaces over, inset composite single drainer one and a half bowl sink unit with mixer tap, tiled splashbacks, matching eye level cupboards, Range cooker and matching canopy style extractor hood over, radiator, space and plumbing for automatic washing machine, integrated fridge/freezer, built in boiler cupboard housing wall mounted Ideal gas fired boiler, pre-insulated lagged hot water cylinder, UPVC sealed unit double glazed window to the rear aspect, UPVC sealed unit double glazed door opening to :-

SIDE PORCH UPVC sealed unit double glazed wood grain effect construction with door to the front aspect and stable door opening to the rear garden.

BEDROOM TWO 10' 0" x 8' 10" (3.05m x 2.69m)

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

EXTENDED LOUNGE/DINING ROOM 11' 4" reducing to 10' x 22' 2" (3.45m x 6.76m)

Two radiators, UPVC sealed unit double glazed window to the side aspect and UPVC sealed unit double glazed French doors opening to :-

CONSERVATORY 11' 2" x 8' (3.4m x 2.44m)

Brick base with wood grain effect finished UPVC sealed unit double glazed windows and French doors opening to the garden, pitched polycarbonate roof, tiled floor.

BATHROOM

White Victorian style suite comprising panelled bath with Triton shower unit over, pedestal hand wash basin, low level WC, radiator, fully tiled walls, pine clad ceiling, tiled floor, UPVC sealed unit double glazed window to the side aspect.

OUTSIDE

To the front of the property is a Herringbone style block paved driveway approached via wrought iron gates with adjacent shingled garden and dwarf brick wall to the front boundary.

To the rear of the property there is an enclosed garden currently in need of maintenance comprising paved pathways with brick edging, patio areas, former pond with rockery surround and timber fencing to the boundaries.

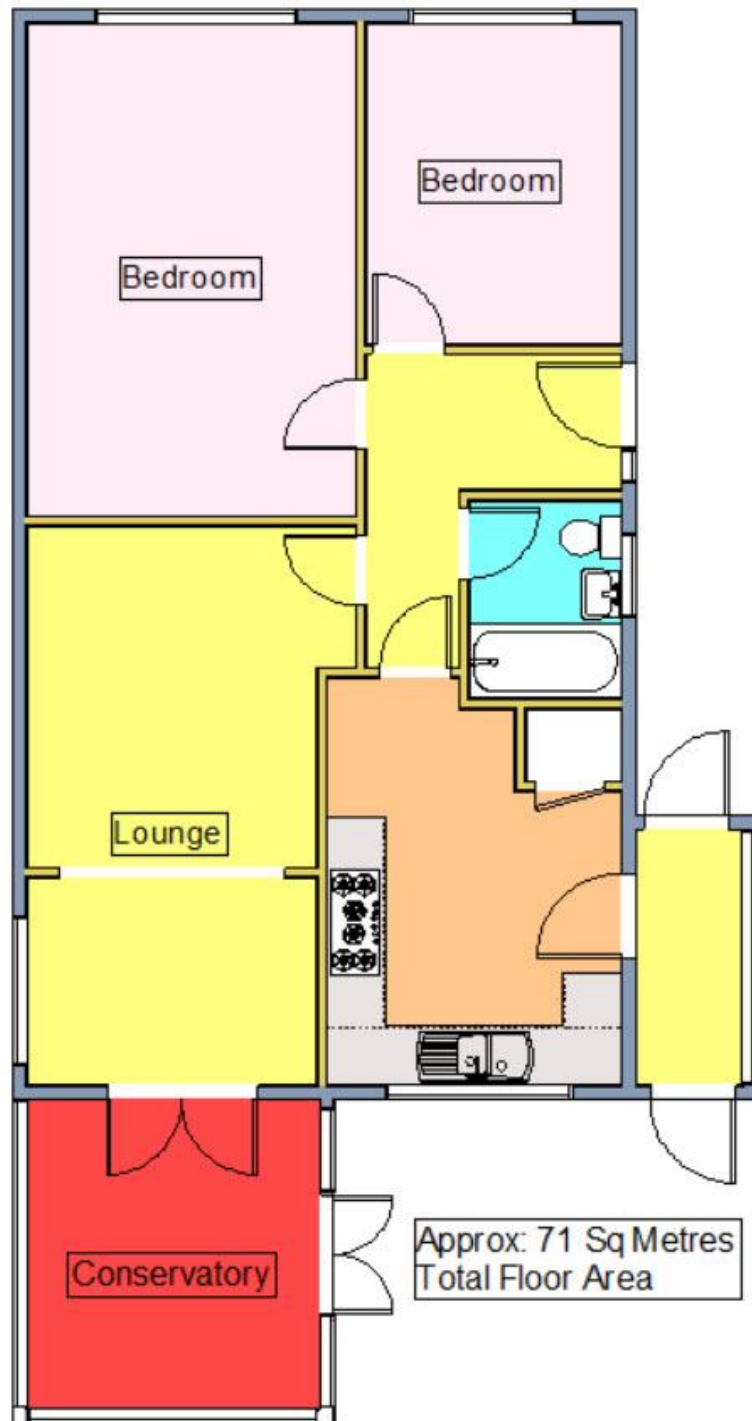
COUNCIL TAX

Band 'C'









Address: 142 Mill Lane, FELIXSTOWE, IP11 2LL
 RRN: 0431-3956-3209-0785-3200

Energy Rating

Most energy efficient - lower running costs

CURRENT

POTENTIAL



Not energy efficient - higher running costs

England & Wales

EU Directive
 2002/91/EC

