



23 Vicarage Road, Felixstowe, IP11 2LR

£270,000 FREEHOLD

Seemingly ideal for a first time buyer and having been extensively modernised by the current owner is this spacious three bedroom mid terrace ex local authority home.

In addition to the three bedrooms the property benefits from ample off road parking, a south facing rear garden, modern kitchen and modern bathroom.

The accommodation in brief comprises entrance porch, entrance hallway, lounge, kitchen/diner, cloakroom, 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 also benefits from a convenient side passageway accessed from both the front and rear garden, there is also a brick built store which has space and plumbing available for a washing machine and a tumble dryer.

Vicarage Road is located within close proximity to a major supermarket, doctor's surgery and a pharmacy with links to the A14 also nearby. Local primary schools and Felixstowe town centre are also a short distance away.

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

UPVC double glazed entrance door opening into :-

ENTRANCE PORCH Tiled flooring, further door opening into :-

ENTRANCE HALLWAY 11' x 5' 11" (3.35m x 1.8m)

Laminate flooring, Anthracite radiator, stairs leading up to the first floor and under stairs storage cupboard and doors to :-

LOUNGE 13' 6" x 10' 11" (4.11m x 3.33m)

Laminate flooring, Anthracite vertical radiator, TV point, patio doors to rear garden.

KITCHEN/DINER 10' 11" reducing to 8'1" x 19' 11" (3.33m x 6.07m)

Modern re-fitted kitchen comprising marble effect laminate worktops with matching upstand, shaker style fitted units above and matching units and drawers below, ceramic sink unit with mixer tap, instant boiler water tap and single drainer, integrated dishwasher, integrated electric oven with four ring electric hob and cooker hood above, space for freestanding American style fridge/freezer, under counter and plinth lighting, laminate flooring, spotlights, window to front aspect, radiator, French doors to rear aspect, TV point.

CLOAKROOM

Suite comprising low level WC, hand wash basin, part tiled walls, obscured window to front aspect.

FIRST FLOOR LANDING

Access to loft space, window to front aspect, airing cupboard housing Worcester combi boiler and doors to :-

BEDROOM ONE 15' 6" x 13' 2" (4.72m x 4.01m)

Anthracite radiator, window to rear aspect.

BEDROOM TWO 11' 10" x 9' 4" (3.61m x 2.84m)

Anthracite radiator, window to rear aspect, built in single wardrobe.

BEDROOM THREE 9' 10" x 8' 8" (3m x 2.64m)

Anthracite radiator, window to front aspect.

BATHROOM 7' 7" x 5' 7" (2.31m x 1.7m)

Modern re-fitted suite comprising low level WC, vanity wash hand basin with waterfall style mixer tap and storage cupboard below, panelled bath with matt black mixer tap and twin shower head over, splash screen, spotlights, extractor, Anthracite heated towel rail, obscured window to front aspect.

OUTSIDE

To the front of the property there is a tarmac driveway with block paving surround, enabling ample off road parking, low brick wall to front and side boundary, outside lighting, access to side passageway.

SIDE COVERED PASSAGEWAY

Accessed via the kitchen/diner and doors to front and rear, access to :-

BRICK BUILT STORE 11' x 5' 9" (3.35m x 1.75m)

Light and power connected, space and plumbing available for both a washing machine and a tumble dryer.

REAR GARDEN

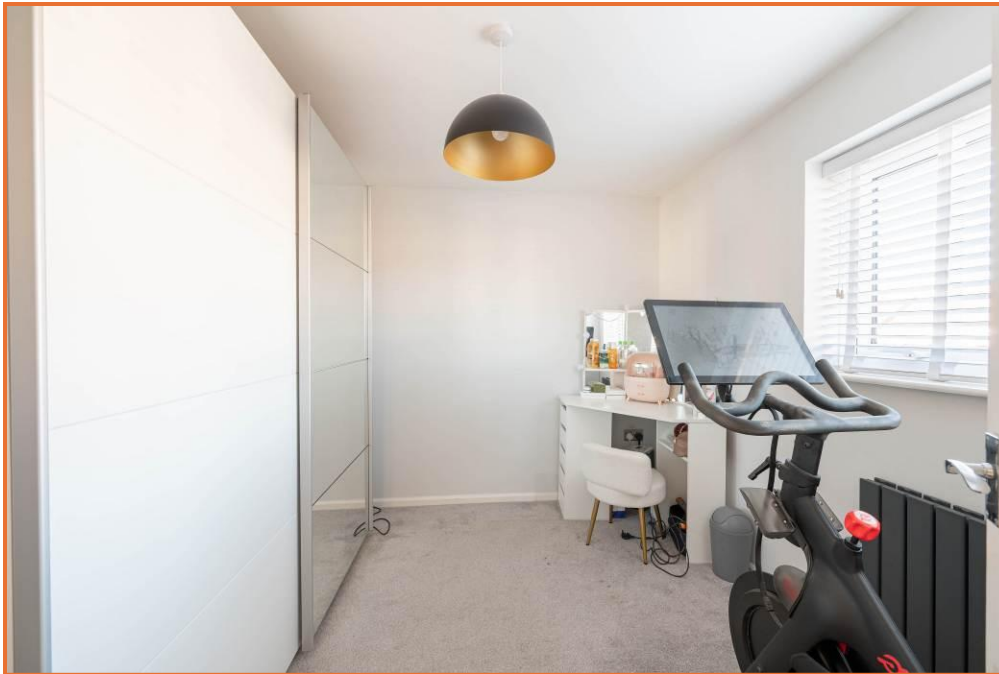
A south facing rear garden comprising of patio area, accessed via the lounge and kitchen/diner opening out onto the remainder of the garden which is laid to lawn with established plant and shrub border, outside lighting, further patio area located at the rear of the garden, timber storage shed and the garden is enclosed by fencing.

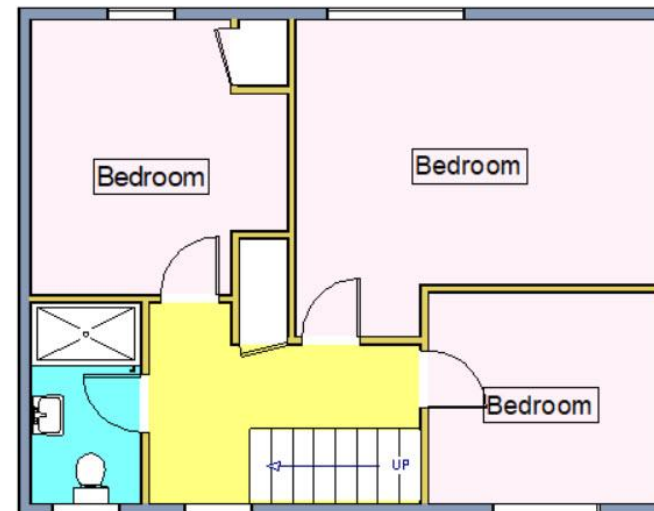
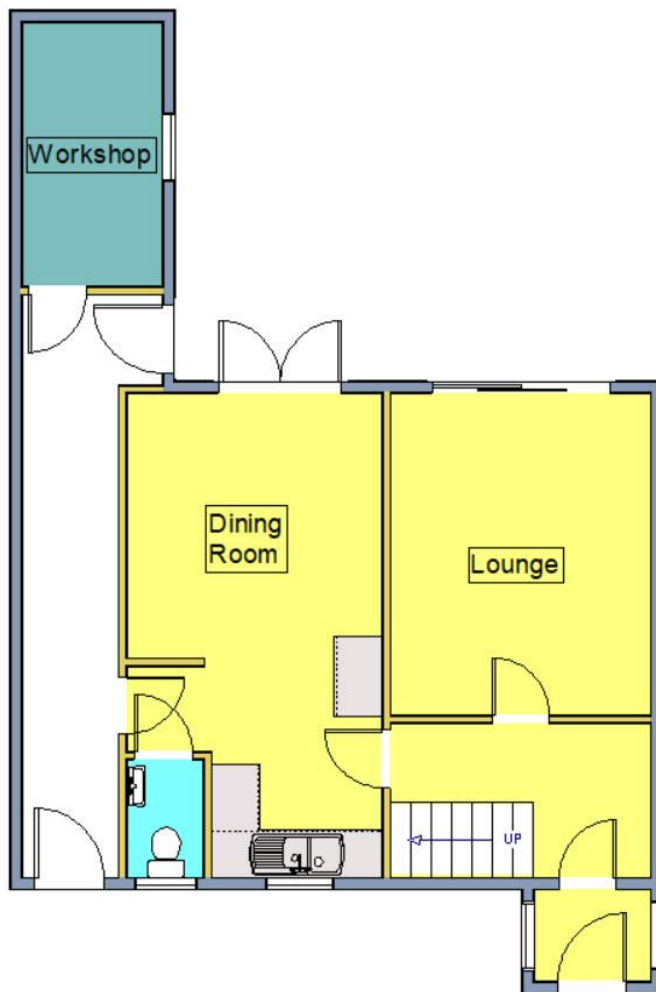
COUNCIL TAX

Band 'B'









Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		