



**11 Brackley Close, Felixstowe, IP11 2JN**

**£160,000 FREEHOLD**

Offered for sale with no onward chain and rarely available to the market located in a quiet cul-de-sac is this one bedroom semi-detached bungalow in need of modernisation.



In addition the bungalow benefits from a private rear garden, ample storage cupboards throughout and an outdoor brick built store.

The accommodation in brief comprises entrance porch, lounge, kitchen, bedroom, shower room and rear lobby.

Brackley Close is a quiet cul-de-sac conveniently located a short distance away from a major supermarket, doctor's surgery and a pharmacy with bus routes also nearby. Felixstowe town centre is approximately one mile away.

#### **ENTRANCE DOOR**

Opening into :-

#### **ENTRANCE PORCH 6' 3" x 2' 11" (1.91m x 0.89m)**

Obscured window to front aspect and door opening into :-

#### **LOUNGE 13' 11" x 10' (4.24m x 3.05m)**

Gas fire, TV point, window to front aspect, airing cupboard housing hot water cylinder and door to :-

#### **KITCHEN 14' 11" x 6' 11" (4.55m x 2.11m)**

Fitted worktops with storage units below, stainless steel sink unit with single drainer, space and plumbing available for a washing machine, further spaces available for freestanding fridge/freezer and cooker, pantry cupboard, window to rear aspect, further storage cupboard, door to rear lobby and further door to :-

#### **BEDROOM 15' 4" x 9' 3" (4.67m x 2.82m)**

Window to front aspect, built in wardrobe.

#### **SHOWER ROOM 6' 4" x 5' 6" (1.93m x 1.68m)**

Suite comprising low level WC, wash hand basin, shower cubicle with electric shower over and part tiled walls, extractor, obscured window to rear aspect.

#### **REAR LOBBY**

Brick built store and door to rear garden.

#### **OUTSIDE**

The front garden to the property is enclosed by a low brick wall and is mainly laid to lawn with a garden path leading to entrance door, access to brick built store.

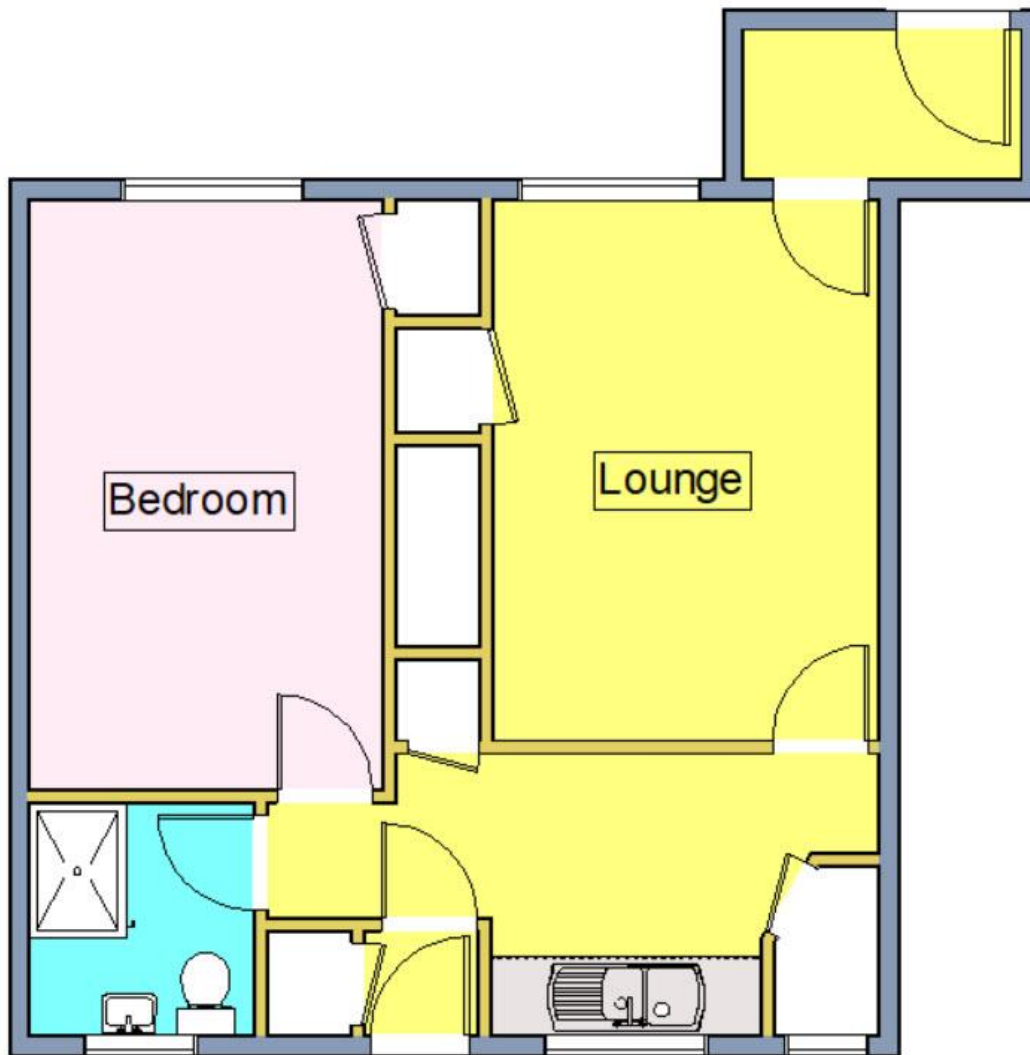
The rear garden is relatively private and of north easterly aspect, mainly laid to lawn, enclosed by fencing, storage shed.

The attached neighbouring bungalow has right of way through the garden to access their brick built store.

#### **COUNCIL TAX**

Band 'A'





**Total Floor Area Approx: 43 Sq Metres**

