



6 Ascot Drive, Felixstowe, IP11 9DW

£265,000 FREEHOLD

Situated in an established quiet cul de sac within the village of Walton, a detached two-bedroom bungalow requiring some general modernisation and built of traditional brick cavity wall construction beneath a tiled roof

In addition to the two bedrooms additional accommodation consists of entrance hall, lounge, dining room, kitchen and shower room.

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

Externally the bungalow offers off street parking for a large number of vehicles via driveways to each side and also via an attached single garage with personal access into the established enclosed rear garden.

Ascot Drive is ideally situated for access to good public transport links in High Street to both Felixstowe and Ipswich and also within the village are good shopping facilities including two co-ops, a bakers, pharmacy furniture stores and a post office.

The bungalow is offered for sale with vacant possession and no onward chain, prospective purchasers should note that general modernisation is required.

UPVC DOUBLE GLAZED ENTRANCE DOOR

With leaded glass leading to :-

ENTRANCE PORCH 3' 5" x 3' (1.04m x 0.91m)

And part glazed door leading to :-

ENTRANCE HALLWAY 13' 10" x 6'8" max reducing to 4' 4" (4.22m x 1.32m)

Radiator, access to loft space, built in storage cupboard, doors leading to :-

LOUNGE 19' 6" into square bay reducing to 16'10" x 11' max reducing to 9' 10" (5.94m x 3m)

Two radiators, flame effect gas fire, UPVC double glazed bay window to front aspect, UPVC glazed double glazed window to side aspect, throughway leading into :-

DINING ROOM 10' 5" x 8' (3.18m x 2.44m)

Radiator, built in airing cupboard housing hot water cylinder, UPVC double glazed window to front aspect, serving hatch from kitchen.

KITCHEN 11' 6" x 8' 5" (3.51m x 2.57m)

Comprising single drainer sink unit with cupboards under, space for gas cooker, floor standing Ideal Mexico boiler serving domestic hot water supply and central heating, radiator, UPVC double glazed window to side aspect, UPVC double glazed door leading to outside.

BEDROOM ONE 12' 6" into wardrobe recess reducing to 10'3" x 10' 7" (3.81m x 3.23m)

Fitted wardrobes, radiator, UPVC double glazed window to rear aspect.

BEDROOM TWO 10' 8" x 10'3" into wardrobe recess reducing to 8' (3.25m x 2.44m)

Fitted wardrobes, radiator, UPVC double glazed window to rear aspect.

SHOWER ROOM 6' 7" x 5' 6" (2.01m x 1.68m)

Part tiled wall surfaces, fitted comprising a corner shower cubicle, with Triton T80 shower inset and rounded sliding shower screen, low level WC, wash hand basin, radiator, heated towel rail, UPVC double glazed window to side aspect.

OUTSIDE

The property stands slightly recessed from Ascot Drive and has an imprint driveway and front garden enabling off street parking for numerous vehicles, also block paved driveway to side aspect enabling further off street parking for an additional two vehicles leading to garage.

REAR GARDEN

The rear garden extends to approximately 40' in width x 33' in depth, is enclosed by fencing, has borders and patio/terrace area, is partly laid to lawn, with two apple trees, a pear tree and an established Camelia bush. To the rear of the garage are two additional brick storage sheds, and a garden room.

STORAGE SHED 6' 7" x 5' 6" (2.01m x 1.68m)

Two windows.

SUMMER HOUSE 7' 9" x 7' 9" (2.36m x 2.36m)

With windows to each side and accessed via double doors.

BRICK STORE 4' 6" x 3' (1.37m x 0.91m)

Adjoining the rear of the garage.

BRICK STORE (2) 4' 3" x 3' 1" (1.3m x 0.94m)

Adjoining the rear of the garage.

GARAGE 15' 10" x 9' 1" (4.83m x 2.77m)

Up and over door and personal door into rear garden.

AGENT'S NOTE

In accordance with the Estate Agency Act 1979 we confirm that a vendor of the property is a relative of an employee of Scott Beckett Estate Agents.

Address: 6 Ascot Drive, FELIXSTOWE, IP11 9DW
RRN: 4535-7729-3509-0361-6292







