



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92-100	A		90
81-91	B		
69-80	C	74	
55-68	D		
39-54	E		
21-38	F		
1-20	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

To arrange a viewing of this property, or book a free valuation of your home call 01394 282828

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Gosford Way, Felixstowe

£260,000

3 Bedroom(s) 1 Bathroom(s) 1 Reception(s)

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Property Description

A well presented three bedroom mid terrace house situated at the end of a cul-de-sac in a popular residential location within Old Felixstowe. The accommodation comprises, entrance hall, cloakroom, lounge/diner and kitchen. The first floor offers, master bedroom two further bedrooms and family bathroom. The rear garden is fully enclosed, with paved patio and lawned garden, outhouse & garden shed. The property benefits gas fired central heating and uPvc double glazed windows and doors throughout. The property is offered with no onward chain.

Features Include

Three Bedrooms
Located In Old Felixstowe
Lounge/Diner

Also...

Enclosed Rear Garden
No Onward Chain



Main accommodation

Entrance Hall

Front aspect double glazed door, radiator, wood laminate floor, two storage cupboards, downstairs cupboard, stairs to first floor and doors to:

Living/ Dining Room

21'6 x 11'5 narrowing to 8'7 Front aspect double glazed window, rear aspect double glazed patio doors, wood laminate floor, two radiators and doors to:

Kitchen Feet: 12' 4" x 9' 5" | Meters: 3.76 x 2.87

Rear aspect double glazed window and double glazed door, tiled floor, worksurface with cupboards and drawers below and wall mounted cupboards above, stainless steel sink and drainer, electric oven and hob, space for washing machine and tiled splash backs.

Cloakroom

Front aspect double glazed window, wood laminate floor, half panelled walls, low level flush WC and hand wash basin.

Landing

Loft access, airing cupboard, storage cupboard housing the boiler, fitted carpet and doors to:

Bedroom One Feet: 11' 4" x 10' 0" | Meters: 3.45 x 3.05

Front aspect double glazed window, radiator, fitted carpet and built-in wardrobe.

Bedroom Two Feet: 9' 7" x 9' 5" | Meters: 2.92 x 2.87

Rear aspect double glazed window, radiator, fitted carpet and built-in wardrobe.

Bathroom

Front aspect double glazed window, wood effect vinyl floor, low level flush WC, hand wash basin, part tiled walls, heated towel rail and panelled bath with shower over.

Bedroom Three Feet: 9' 7" x 7' 2" | Meters: 2.92 x 2.18

Rear aspect double glazed window, radiator, fitted carpet and built-in wardrobe.

