



Manor Terrace | Felixstowe | IP11 2EN

Guide Price £345,000 Freehold

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# Manor Terrace, Felixstowe, Suffolk, IP11 2EN

CHAIN FREE - A handsome and tastefully presented period home, favourably positioned within striking distance of Felixstowe Sea Front and enjoying a sea view. The deceptively spacious, characterful accommodation has undergone sympathetic updating over the years which has been recently refreshed. The sitting room benefits from dual bay aspects which draws in natural light, a dining room, kitchen, utility room, cloakroom and hallway complete the ground floor. On the first floor there are three bedrooms, a family bathroom and en-suite, whilst below ground there is a useful basement. The garden wraps around from front to side, there is a courtyard style entrance way and walled lawn with attached outbuilding/store. In the valuer's opinion, there may be potential for off road parking subject to gaining the required planning and permissions.



## TRADITIONAL STYLE WOODEN FRONT DOOR TO

### ENTRANCE HALL

Radiator, bookend archway, stripped traditional style wooden panelled doors to sitting room, dining room, cloakroom and basement, stairs with spindle railed banister rising to first floor, wood effect flooring, inset ceiling lights.

### SITTING ROOM

16' 10" x 12' 5" approx. (5.13m x 3.78m) Dual bay aspects to front and side with double glazed windows, two radiators, television point, BT Open Reach point, traditional style fireplace with tiled back and shelved wooden surround.

### DINING ROOM

12' 7" x 11' 7" approx. (3.84m x 3.53m) Double glazed window to front, radiator, wood effect flooring, opening with slight step down to kitchen.



### KITCHEN

13' 3" x 10' approx. plus recess (4.04m x 3.05m) Traditional wooden door to outside, radiator, a modern range of base and eye level cupboard and drawer fitted units, stone effect work surfaces, inset sink and drainer with mixer tap, built-in electric oven, inset electric hob with extractor over, recess space for fridge-freezer, built-in shelved cupboard to alcove, wood effect flooring, inset ceiling lights, opening through to utility room.

### UTILITY ROOM

Double glazed window to front, base and eye level cupboard fitted units, stone effect work surfaces, space for washing machine, inset sink with mixer tap, modern wall mounted gas fired boiler, wood effect flooring, inset ceiling lights.





### CLOAKROOM

Low level WC, wall mounted hand-wash basin with mixer tap.

### STEPS DOWN TO BASEMENT

### BASEMENT

12' 7" x 11' 7" approx. (3.84m x 3.53m) Window to side.  
Approximately 5' 11" headroom.

### STAIRS RISING TO FIRST FLOOR

### LANDING

Radiator, loft access, doors to.

### BEDROOM ONE

16' 10" x 12' 5" approx. plus recess (5.13m x 3.78m) Dual aspect double glazed windows to front and side, two radiators, traditional style fireplace, television and telephone points.

### BEDROOM TWO

12' 5" x 11' 6" approx. (3.78m x 3.51m) Double glazed window to front, radiator, traditional style fireplace, television and telephone points.

### BEDROOM THREE

13' 3" x 10' approx. (4.04m x 3.05m) Double glazed window to front, radiator, traditional style fireplace, television and telephone points, door to en-suite.

### EN-SUITE

Obscured double glazed window to front, chrome heated towel

rail, shower cubicle with thermostatic shower, low level WC, pedestal hand-wash basin with mixer tap, wood effect flooring, inset ceiling lights, extractor fan.

### FAMILY BATHROOM

Obscured double glazed window to front, chrome heated towel rail, shaped shower bath with thermostatic shower, mixer tap and side screen, low level WC, pedestal hand-wash basin with mixer tap, wood effect flooring, inset ceiling lights, extractor fan.

### OUTSIDE

Wrap around walled garden with courtyard style entrance area with gate which opens to reveal an established lawn with paved pathway, shingled area and attached outbuilding/store with door entry and two windows to front measuring approximately 12' 10" x 4'.

### AGENTS NOTE

In our opinion, there is an indication of what could be age related historical movement to the side aspect bay window. The property comes with guarantee's for both chemical timber preservation treatment and rising dampness treatment.

### LOCATION

Approximate distances to places of interest: Beach 200ft, train station 2.1 miles, town centre 1.4 miles, Ferry Golf Club 3.4 miles and A14 4.4 miles.

### DIRECTIONS

Heading SE on A14 at Dock Spur roundabout take 2nd exit onto Port of Felixstowe Road, at Dock Gate roundabout take 2nd exit

onto Walton Avenue/A154, turn right onto Langer Road, left onto Landguard Road and then left onto Manor Road. The property is found on the right-hand corner at the bottom of Manor Road where it joins Manor Terrace.

### CONSUMER PROTECTION REGULATIONS 2008

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we

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### EAST SUFFOLK COUNCIL

Tax band B – Approximately £1,639.55 PA (2024-2025).

### NEAREST SCHOOLS (.GOV ONLINE)

Langer Academy Primary and Felixstowe High.

#### Energy performance certificate (EPC)

MANOR TERRACE FELIXSTOWE IP11 2EN	Energy rating <b>D</b>	Valid until: 7 July 2031 Certificate number: 2120-6113-6090-7103-8905
Property type	End-terrace house	
Total floor area	127 square metres	



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