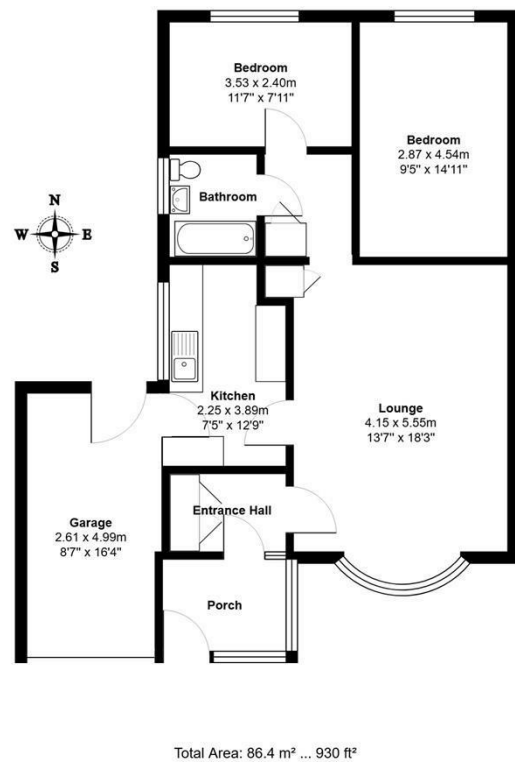


32 Western Avenue, Felixstowe IP11 9SL £290,000

A TWO BEDROOM DETACHED BUNGALOW situated in a sought after residential area in Old Felixstowe, being convenient for the town, Brackenbury cliff tops promenade and sea. The property benefits from a 18ft lounge, 2 double bedrooms, double glazed windows, gas central heating, off road parking, garage and rear enclosed garden. The property is now in need of updating. Offered with NO CHAIN.



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

32 Western Avenue, Felixstowe, IP11 9SL

Felixstowe is a coastal town having award winning beaches, pier, beautifully cared for sea front gardens and offers a full range of shopping, commercial facilities and has numerous recreational opportunities including its golf course and sailing club. The A14 dual carriageway which is easily accessed links the county town of Ipswich and beyond Cambridge and the Midlands as well as London's M25 and Stansted Airport (via the A12/A120). The town's station provides rail services to Ipswich and beyond to London's Liverpool Street station.

Double glazed door to PORCH with door to...

ENTRANCE HALL:

Cupboard and door to...

LOUNGE: 18' x 13'4 (5.49m x 4.06m)

Double glazed window to front, radiator, cupboard, door to kitchen and door to inner hall.

KITCHEN: 12'8 ' x 7'3 (3.86m ' x 2.21m)

Double glazed window to side, door to garage. Range of wall and base units, sink and drainer, space for appliances, worktops, wall mounted Ideal boiler.

INNER HALL:

Airing cupboard water tank, doors off

BEDROOM 1: 14'8 x 9'5 (4.47m x 2.87m)

Double glazed window to rear and a radiator.

BEDROOM 2: 11'2 x 7'9 (3.40m x 2.36m)

Double glazed window to rear and a radiator.

BATHROOM:

Double glazed window to side, bath with a mixer shower tap, W.C, hand wash basin, tiled walls and a radiator.

GARAGE: 16' x 8'3 (4.88m x 2.51m)

Door to garden and power connected.

OUTSIDE:

To the front is a garden and driveway providing off road parking leading to the garage. Side gates gives access to the rear.

The enclosed rear garden has a lawn, patio and shed (in need of repair).

IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email ipswich@hamilton-smith.com

