



Guide price £195,000

Florenzia, Queens Walk, Margaret Street, Felixstowe,
IP11



1

Bedroom



1

Bathroom

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No onward chain. One bedroom. Detached bungalow. Large rear conservatory. Off-road parking potential. Tenant in situ. In need of modernisation. Open to offers.

Wainwrights are pleased to offer for sale Florencia. A charming one bedroom detached bungalow, nestled in the discreet and peaceful Queens Walk, off Margaret Street, Felixstowe. This delightful bungalow is within easy walking distance of the local shops and amenities. The property is offered for sale with a tenant in-situ, and comes with no onward chain.

Entrance Hallway 1.20m x 3.70m (3' 11" x 12' 2")

Bedroom One 3.00m x 3.40m (9' 10" x 11' 2")

Reception Room 3.00m x 3.60m (9' 10" x 11' 10")

Kitchen 2.90m x 2.60m (9' 6" x 8' 6")

Conservatory 3.90m x 4.50m (12' 10" x 14' 9")

Bathroom 2.40m x 2.60m (7' 10" x 8' 6")

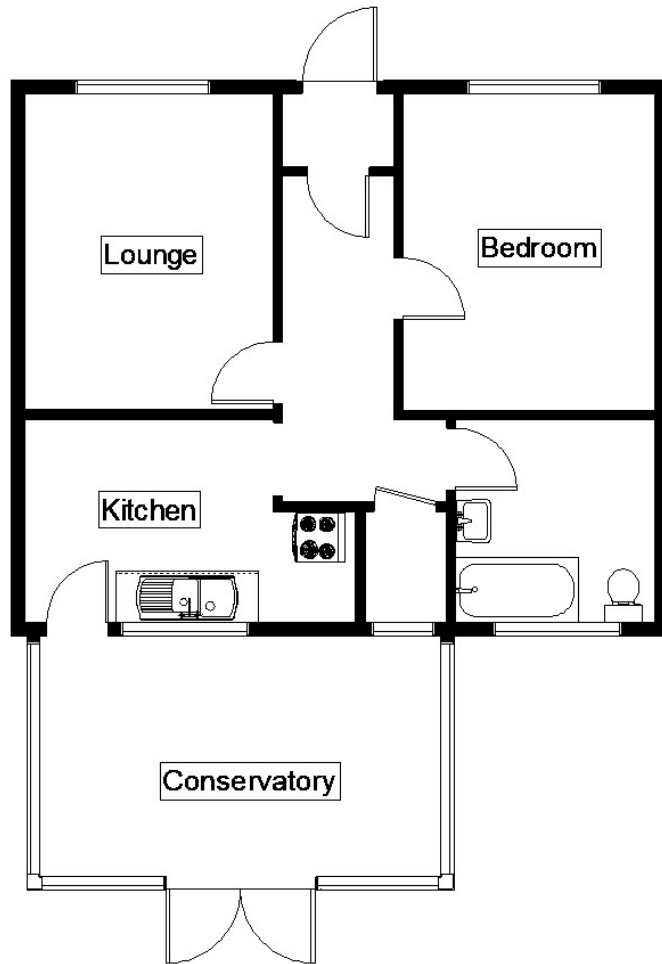
Rear Garden 13.90m x 9.95m (45' 7" x 32' 8")

Additional Information 13.90m x 9.95m (45' 7" x 32' 8")

Tenure - Freehold EPC Rating - Current is 39E and potential to be 85B Council Tax Band - B (2023/24: £1,564.18) Services - We understand that mains water, drainage and electricity are connected to the property. Property Type - Detached bungalow Total Floor Area - 48 square metres Total Plot Size - 234 square metres



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Felixstowe IP11

