



Guide price £180,000
Tacon Road, Felixstowe IP11



 3

Bedrooms

 1

Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
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In need of modernisation with generous accommodation. Three bedrooms. Close to Sea Front. Viewing recommended.

Viewing is recommended on this three bedroom end of terrace house in need of modernisation. The property is conveniently situated a stone's throw from Felixstowe's blue flag award winning beaches, within easy reach of the town centre, good local schools, the A14 and the docks. The property also benefits from a south - west facing garden and generous internal accommodation. The asking price reflects the condition of the property, which has plenty of potential for improvement and for adding value.

Hallway 4.69m x 0.90m (15' 5" x 2' 11")

UPVC fully glazed front door, laminate flooring, radiator, handrail, PowerPoint, telephone point, stairs to 1st floor, door to:

Dining room 4.25m x 2.73m (13' 11" x 8' 11")

Open built in cupboards in alcoves, window to rear aspect, understair cupboard, laminate flooring, extending through to lounge room, large open walk-through to lounge room

Lounge 4.69m x 3.63m (15' 5" x 11' 11")

Large window to front aspect, radiator, feature fireplace, laminate flooring extending from dining room, chimney breast, coving to ceiling.

Kitchen 2.99m x 2.39m (9' 10" x 7' 10")

Access directly from dining room via bifold partially glazed with decorative glass solid wooden doors, window and door to side aspect, radiator, eyelevel and floor level kitchen units with worktop laminate worktop over, single bowl stainless steel sink, space for cooker, space for washing machine, space for dishwasher

Top landing 3.99m x 1.80m max (13' 1" x 5' 11")

Mezzanine at top of stairs has cupboard built-in cupboard, and door to bathroom

Bathroom 2.39m x 1.82m (7' 10" x 6')

Window to rear aspect, white three-piece bathroom set consisting of bath with electric shower over, wash basin, WC, radiator, vinyl flooring, walls are fully tiled from floor to ceiling.

Top landing continued

Two steps up to top landing from mezzanine. built-in cupboard, loft hatch, doors two

Master bedroom 3.63m x 3.50m (11' 11" x 11' 6")

Window to front aspect, radiator, laminate flooring.

Bedroom two 3.49m x 2.71m (11' 5" x 8' 11")

Window to rear aspect, radiator, laminate flooring,

Bedroom three 3.63m x 1.80m (11' 11" x 5' 11")

Window to front aspect, radiator, carpet

Back garden

South west aspect, large paved patio area, fully enclosed with wooden fencing, far end of garden is laid to lawn, access to passageway at the rear.

Front garden

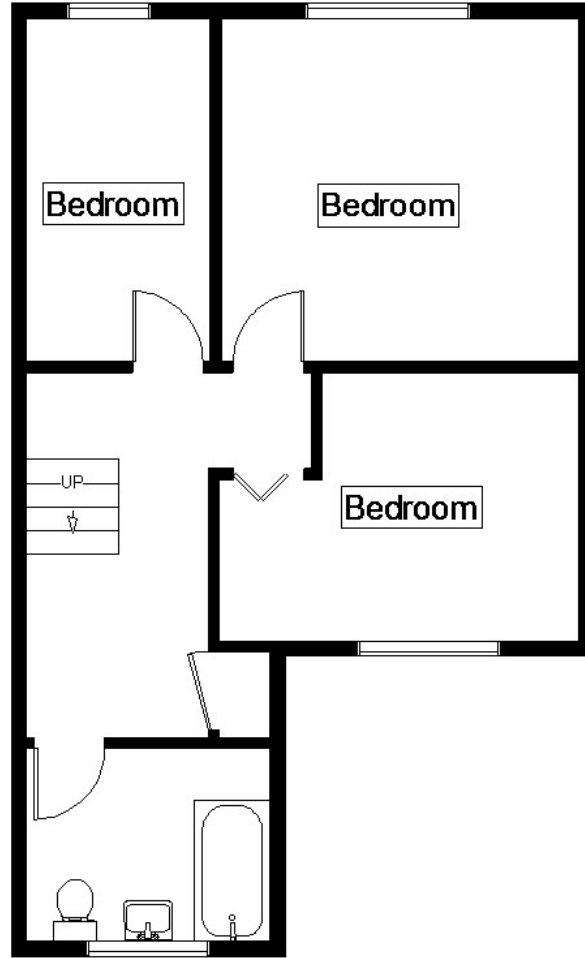
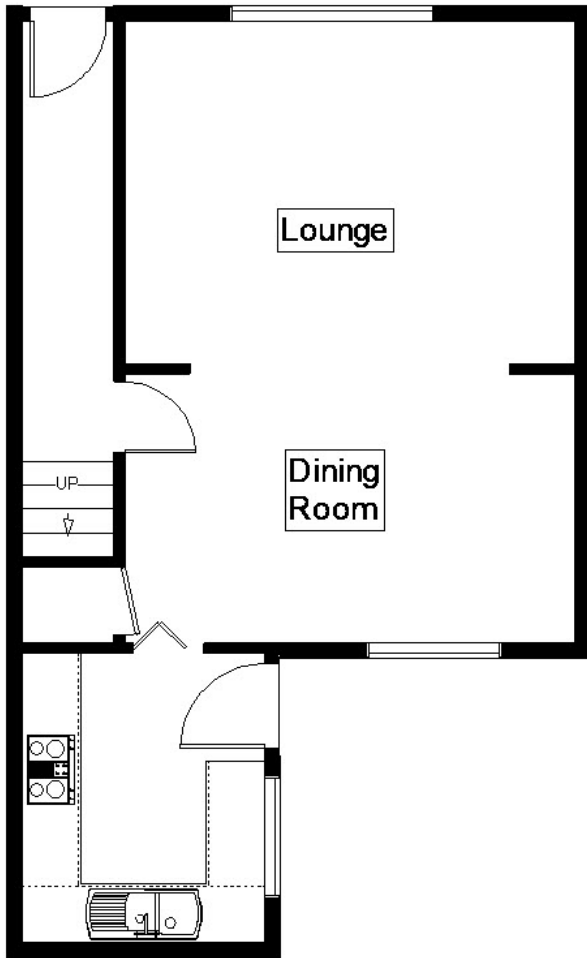
Fully paved with decorative wall to front and brick walls to sides and wrought iron gate. Small roof area above front door.

Additional information

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Address: 31 Tacon Road, FELIXSTOWE, IP11 2DS
RRN: 1534-8020-0409-0478-3296

Energy Rating



England & Wales

EU Directive 2002/91/EC

