



GRACE  
ESTATE AGENTS



Tacon Road, Felixstowe,  
£244,500

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- Close to Felixstowe Seafront
  - Three Bedrooms
  - South Facing Garden
- Walking Distance to Town Centre
  - Ground Floor Bathroom
  - First Floor WC
- Redecorated Throughout
- New Carpets Throughout
- Modern Fitted Kitchen
  - Landscaped Garden



**A spacious three bedroom family home situated a stones throw from Felixstowe Seafront.**

#### The Property

A fantastic opportunity to acquire this three bedroom family home situated just a stones throw from Felixstowe Seafront.

Recently redecorated throughout with new carpets laid, this is a perfect family home to move straight into. Comprising living room, modern fitted kitchen, rear lobby with storage space and ground floor bathroom, two double bedrooms and one single bedroom and a first floor WC.

#### Location

This property is perfectly placed for a walk to the sea front and the beach which has been heavily invested in over the last three years offering many new attractions and an abundance of restaurants including the boardwalk which gives fantastic views over the sea and not to mention the short walk to the town (approx 1 mile away) which also offers a fantastic range of restaurants and shops.







## Ground Floor

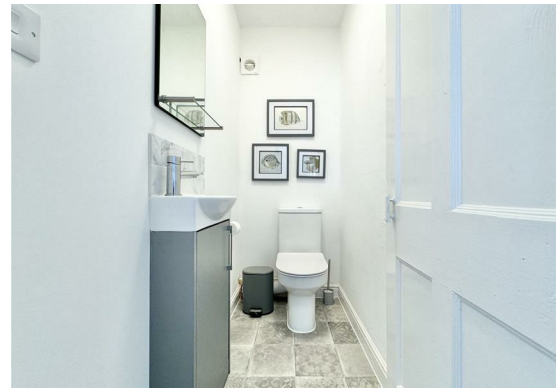
### Entrance Hall

UPVC front door leading to large entrance hall, tiled flooring and doors leading to:

### Living Room

14'2" x 11'9" (4.34 x 3.60)

Spacious living room overlooking the front aspect with grey carpet and radiator.



### Kitchen

10'5" x 9'1" (3.18 x 2.79)

A modern fitted kitchen comprising a range of wall and base grey soft close units, integrated single oven and electric hob, overhead extractor hood, inset stainless steel sink with drainer, space and plumbing for washing machine, half-tiled splashback surround, tiled flooring and window overlooking rear garden.



### Rear Lobby

Tiled flooring and steps leading down to rear door and ground floor bathroom. Two storage cupboards under the stairs.

### Family Bathroom

Three piece bathroom comprising panel bath with tiled surround and rainfall shower with hand held attachment and mixer taps, low level WC, vanity unit with inset basin and mixer tap with tiled splashback. Chrome towel heater and tiled flooring with window overlooking rear garden.



### First Floor

Spacious landing with window overlooking rear garden and cupboard. Doors leading to:



### Bedroom One

12'5" x 12'0" (3.81 x 3.67)

Great sized double bedroom overlooking the front aspect with original feature fireplace.

### Bedroom Two

9'4" x 8'11" (2.87 x 2.74)

Further double bedroom to the rear with original feature fireplace.

### Bedroom Three

12'0" x 5'10" (3.67 x 1.80)

Single bedroom overlooking the front aspect.

### WC

6'0" x 2'11" (1.83 x 0.9)

First floor cloakroom with low level WC and vanity hand wash basin with mixer tap and tiled splashback, tiled flooring and extractor fan.

### Outside

To the rear is a well-maintained South facing garden featuring raised patio area alongside the extension with the remainder laid-to-lawn and bordered with mature shrubs. Enclosed garden with wooden shed and rear access via gate.

The front of the property has a hard standing path leading to the front door and has a brick wall along the boundary. On road street parking is available.









GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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