



Tacon Road, Felixstowe,
£230,000

A great opportunity to acquire this deceptively spacious three bedroom mid terrace home located in this convenient location just a short walk to the seafront (end of the road) and walking distance to the town centre with its wide range of facilities and railway station.

- **SEAFRONT (AT THE END OF THE ROAD)**
- **ESTABLISHED HOUSE**
- **THREE BEDROOMS**
- **MID TERRACE HOME**
- **MODERN FITTED KITCHEN**
- **IDEAL FOR YOUNG FAMILY/FTB**
- **STUDIO TO GARDEN**
- **SOUTHERLY FACING GARDEN**
- **ACCESS TO TOWN CENTRE**
- **SPACIOUS ACCOMODATION**

PROPERTY:

An established three bedroom mid terrace home located in this non estate location very close to the seafront. The property offers most of those everyday needs including, gas to radiator heating, double glazing, modern fitted kitchen, ground floor shower room along with a feature studio in the rear garden i(deal as an office/garden room or gymnasium). The property is also well proportioned, ideally suiting a young family or first time buyer. The town centre is within walking distance so local facilities such as shops, restaurants, pubs and the railway station are on the door step. The accommodation comprises:- entrance hall, living room, kitchen, rear lobby, WC and shower room. The first floor landing gives access to the three bedrooms . Outside the front garden is easy maintenance whilst the rear garden has a patio, studio and rear pedestrian access.

Council Tax: Band B
East Suffolk

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, shops and a railway station.





ENTRANCE HALL:

Double glazed frosted entrance door to:- Radiator, staircase to first floor landing, wood laminate flooring and door to:-

LIVING ROOM:

15'8 x 12'2 (4.78m x 3.71m)

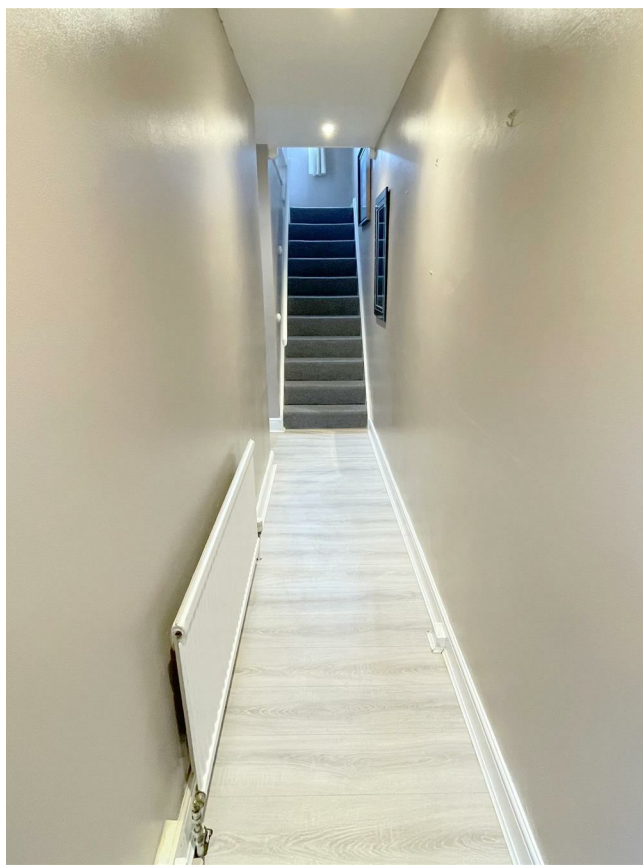
Picture rail, double glazed window to front elevation and radiator.

KITCHEN:

10'8 x 9'1 (3.25m x 2.77m)

Double glazed window to rear elevation, one and a quarter inset sink unit to work surface with cupboards under, a range of modern floor standing cupboards drawers and units with adjacent work tops, wall mounted matching cupboards, space for American style fridge /freezer, wall mounted Baxi gas fired boiler, stainless steel style filter hood over range cooker area, built in alcove storage cupboard, radiator and tiled flooring.



**REAR LOBBY:**

9'5 x 2'1 (2.87m x 0.64m)

Double glazed frosted door to rear garden, two built in storage cupboards under stairs, radiator and wood laminate flooring,

SHOWER ROOM:

9'0 x 5'11 (2.74m x 1.80m)

Recessed lighting, double glazed frosted window to rear garden, heated wall radiator, wall mounted down flow electric heater, oval freestanding wash hand basin to vanity unit with mixer tap, walk in double shower unit with shower screen, tiled walls and tiled flooring.

WC:

4'4 x 2'10 (1.32m x 0.86m)

Recessed lighting, low level WC, tiled walls and flooring.

LANDING:

Double glazed window to rear elevation, built in storage cupboard, radiator and access to loft space.

BEDROOM ONE:

12'7 x 12'0 (3.84m x 3.66m)

Double glazed frosted window to front elevation and radiator.

BEDROOM TWO:

12'11 x 12'8 red 9'7 (3.94m x 3.86m red 2.92m)

Double glazed window to rear elevation and radiator.

BEDROOM THREE:

12'0 x 5'11 (3.66m x 1.80m)

Double glazed window to front elevation and radiator.

FRONT GARDEN:

Paving and concrete pathway to front door behind brick boundary wall.

REAR GARDEN:

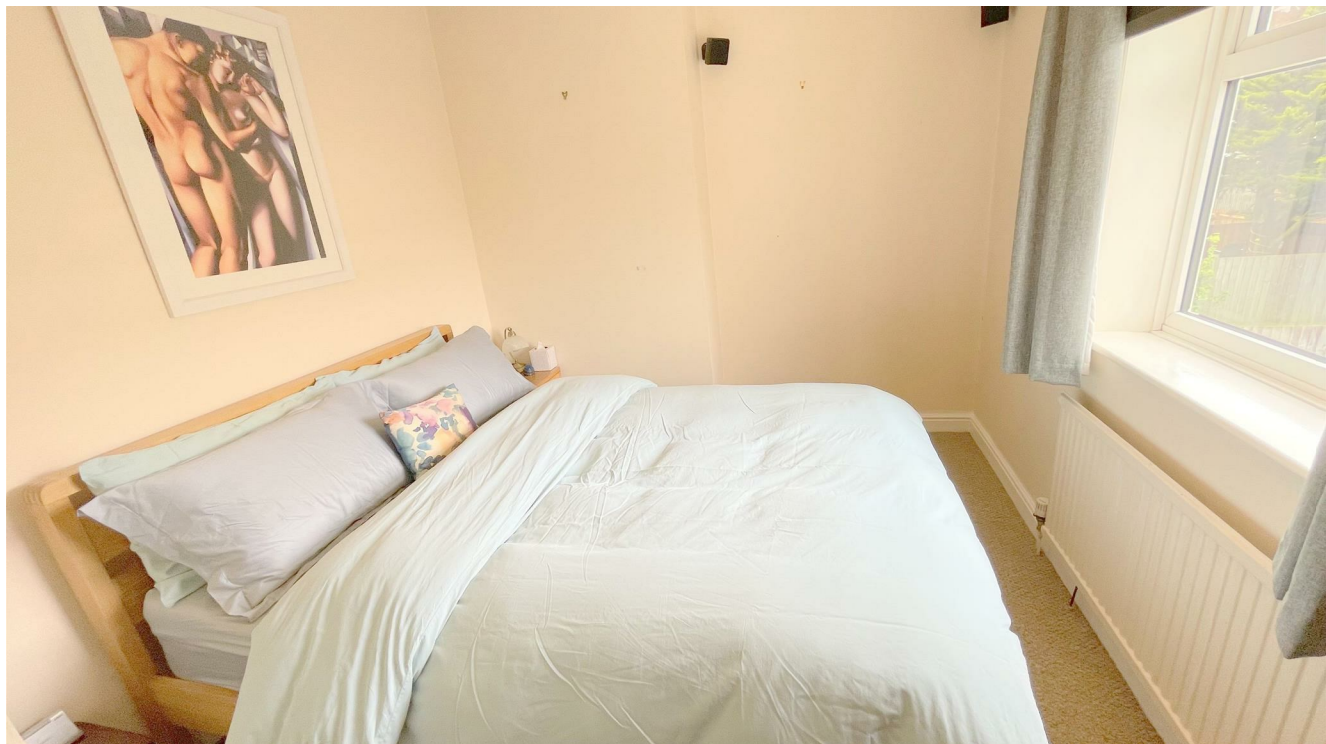
Southerly facing with large paved patio area for entertaining, stones/shingle for easy maintenance, paved path to rear access and access to studio.

STUDIO:

12'5 x 9'1 (3.78m x 2.77m)

Good quality timber studio with double glazed French access doors and picture windows to garden, two further picture windows providing a light aspect, power and lighting, ideal office/studio/garden room or gymnasium.

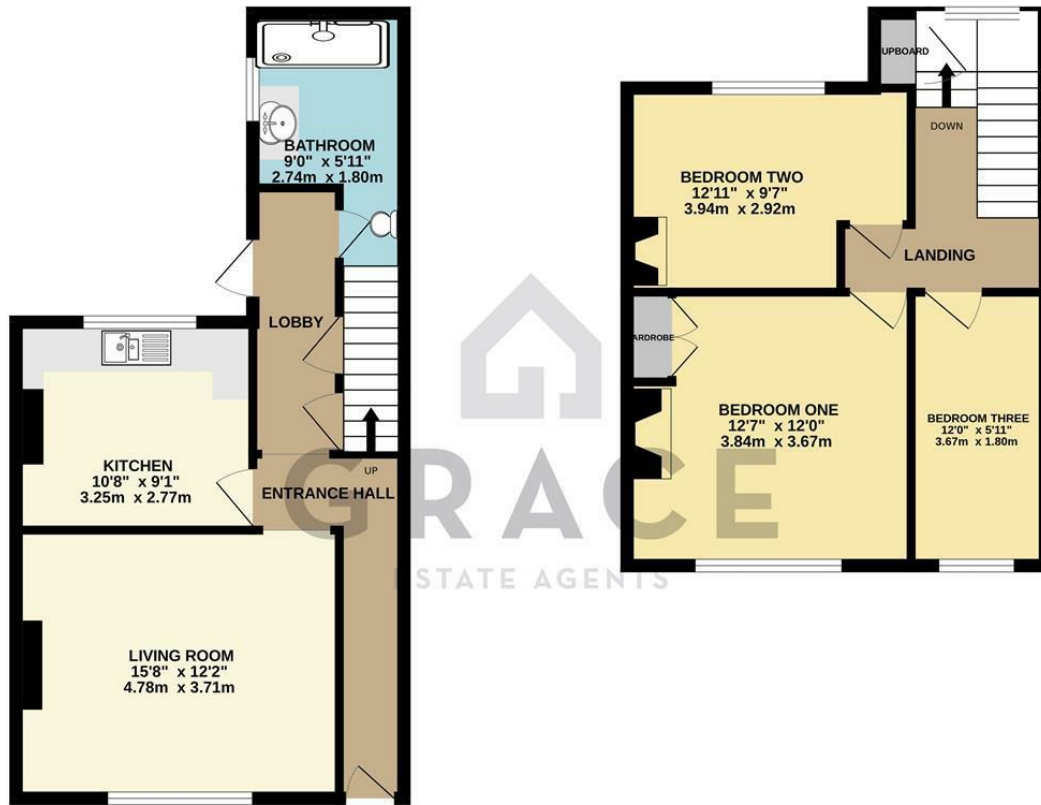






GROUND FLOOR

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

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