



**171 Langer Road, Felixstowe, IP11 2ED**

**£165,000**

Three bedroom house located in the seaside town of Felixstowe, ideal buy to let investment as tenant in situ.

**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.



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### FELIXSTOWE

Felixstowe is a coastal town which has award winning beaches, recently refurbished pier and 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.

### ENTRANCE

### LIVING ROOM

### DINING ROOM

### KITCHEN

### LANDING

### BEDROOM

### BEDROOM

### BEDROOM

### OUTSDIE

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