



## 35 Hintlesham Drive , Felixstowe, IP11 2YW

- NO ONWARD CHAIN - 4 BEDROOMS
- OFF ROAD PARKING - CLOSE TO LOCAL AMENITIES
- GARAGE - NEWLY REFURBISHED
- RARELY AVAILABLE DETACHED FAMILY HOME - UTILITY ROOM
- NEW HI-SPEC BATHROOM + WC - LOUNGE/DINER
- VIEWING HIGHLY RECOMMENDED

Offers in excess of £350,000



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, Felixstowe, IP11 2YW

 4

 2

 2

 D

Lounge/Diner

Kitchen

B1

Garden

B2

B3

B4

Bathroom



Directions







Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		