



**Felixstowe Road, Ipswich, IP3 9AB**



**welcome to**

**Felixstowe Road, Ipswich**

**\*CASH BUYERS ONLY\*** This well-presented, bay fronted, semi-detached home benefits from three good-size bedrooms, an open plan lounge/diner, a modern kitchen, a conservatory, a cellar, a South facing rear garden, a garage and off street parking.



### Entrance Hall

14' 4" x 5' 9" ( 4.37m x 1.75m )

Stunning entrance hall with a panelled staircase, original floorboards, one radiator and a storage cupboard with a hatch leading to the cellar.

### Cellar

Good head height and potential for conversion (STPP).

### Lounge/Diner

26' 5" x 14' 6" max ( 8.05m x 4.42m max )

Beautiful, generous lounge/diner with double glazed bay window to the front, French doors leading to the conservatory, an open archway connecting the lounge to the dining area, carpet flooring, a fireplace, TV point, two radiators and two fitted cabinets.

### Kitchen

18' 1" x 7' 9" ( 5.51m x 2.36m )

Two double glazed windows to the side, French doors leading to the garden, wood effect flooring, eye and base level units in white with wood effect worktop surfaces, a fitted breakfast bar, a fitted boiler, a sink plus drainer and chrome mixer tap, two integrated ovens with a gas hob and extractor hood, space for a washing machine, tumble dryer, American fridge/freezer and dishwasher, with plumbing in place.

### Conservatory

10' 9" x 9' 7" ( 3.28m x 2.92m )

Double glazed windows to the side and rear, French doors leading to the garden and wood effect flooring.

### First Floor Landing

Original floorboards, double glazed window to the side and loft hatch leading to the boarded out loft.

### Master Bedroom

13' 1" x 12' 8" ( 3.99m x 3.86m )

Double glazed window to the rear, carpet flooring and one radiator.

### Bedroom Two

13' 8" x 12' 2" ( 4.17m x 3.71m )

Double glazed bay window to the front with fitted bay seat and storage under, carpet flooring, one radiator and a full wall of built in mirrored wardrobes.

### Bedroom Three

8' 7" x 8' 6" ( 2.62m x 2.59m )

Double glazed window to the front, carpet flooring and one radiator.

### Bathroom

8' 1" x 7' 4" ( 2.46m x 2.24m )

A corner bath with overhead shower, low level WC, pedestal wash hand basin, chrome heated towel rail, fully tiled walls and flooring, extractor fan and double glazed windows to the side and rear.

### Outside

In the rear garden there is a shed behind the garage and a large workshop at the end of the garden.

### Garage

16' 4" x 8' 3" ( 4.98m x 2.51m )

An up and over door, a door to the side, power and light.

### Front Garden

A block paved driveway to the front, an additional hard standing driveway, a shingle border to the side and double gates leading to the rear garden.

### Rear Garden

Beautifully presented, South facing, family garden with a patio seating area, a raised block paved seating area, a lawned area, a shed, a garage, a tree house, a large workshop to the rear, with power and light, a fully enclosed border, and outside tap and light and a double gate side access, allowing room for a small car up to the garage.

### Agents Note

A previous survey has highlighted spray foam in the loft. It is currently not suitable for mortgage lenders, and is therefore being advertised to cash buyers only.



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## **Felixstowe Road, Ipswich**

- Wider than average bay fronted home
- Open plan lounge/diner
- Cellar
- Modern kitchen & conservatory
- South facing rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

**£230,000**



Please note the marker reflects the postcode not the actual property

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