



Felixstowe Road, Ipswich, IP3 9AD

welcome to

Felixstowe Road, Ipswich

This large, family home is in need of modernisation and benefits from four bedrooms, including an incredible 19ft wide master bedroom, three generous reception rooms, a 1st floor shower room with seperate cloakroom and a South facing rear garden.



Auctioneer's Comments

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Entrance Hall

28' 6" x 4' 9" (8.69m x 1.45m)
Stunning entrance hall with carpet flooring, one storage radiator, an understairs storage space, original staircase and an electric fuse box.

Lounge

18' 1" x 13' 5" (5.51m x 4.09m)
Beautifully presented lounge with a bay window to the front, further windows to the side, carpet flooring, storage radiators, TV point, a fireplace with tiled surround and high ceilings.

Dining Room

14' x 12' 6" (4.27m x 3.81m)
Window to the rear, original floorboards, exposed brickwork and a ceiling rose.

Snug

13' 1" x 12' (3.99m x 3.66m)
Window to the side, a door to the side garden, carpet flooring, a fitted corner cabinet with glass front, one storage radiator and a fireplace.

Kitchen

12' 3" x 9' (3.73m x 2.74m)
Window to the side, a door to the garden, original tiled flooring, eye and base level units in white with wood effect worktop surfaces, a white one and a half bowl sink plus drainer and White mixer tap, one storage/heater radiator, tiled splashback, space for appliances, a pantry cupboard measuring 7ft 9" x 6ft 7", which is next to the coal house and could be converted to make a larger kitchen (STPP).

First Floor Landing

Two loft hatches, a storage cupboard, carpet flooring and one storage radiator.

Master Bedroom

19' x 14' 4" (5.79m x 4.37m)
Very large room with three windows to the front, chip board flooring and TV point. This room could be made into a fantastic master suite!

Bedroom Two

13' 9" x 12' 5" (4.19m x 3.78m)
Window to the rear, carpet flooring and a fireplace.

Bedroom Three

9' 3" max x 8' 6" (2.82m max x 2.59m)
Window to the side, carpet flooring and a fireplace.

Bedroom Four

9' 2" x 8' 8" (2.79m x 2.64m)
Double glazed window to the rear and an exposed brick wall.

Shower Room

8' 6" x 3' 5" (2.59m x 1.04m)
A shower, pedestal wash hand basin, part tiled walls, extractor fan and a window to the side.

Cloakroom

3' 7" x 2' 8" (1.09m x 0.81m)
Window to the rear and low level WC.

Outsdie:

Front Garden

A walled border, a gate, a pathway to the front door and a side access gate leading to the rear garden.

Rear Garden

Generous, fully South facing rear garden with a lawned area, a patio seating area, an outside tap, a side gate.



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Felixstowe Road, Ipswich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No onward chain
- Three generous reception rooms

Tenure: Freehold EPC Rating: F
Council Tax Band: D

guide price

£190,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
IPS119879 - 0005

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