

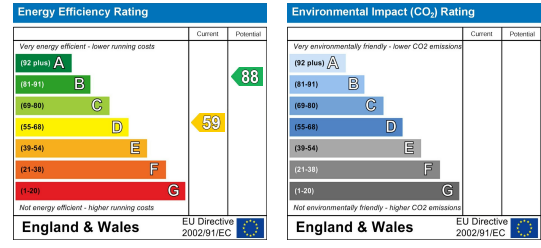
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**187 Langer Road, Felixstowe, IP11 2ED**

**£165,000**

Offered for sale with NO ONWARD CHAIN. The property offers over 900 sq ft of living accommodation and is offered to market to BUY TO LET INVESTORS WITH TENANT IN SITU. An ideal opportunity to acquire this 3 bedroom end terrace house located in the seafront town of Felixstowe with gardens to front and rear and located on a corner plot.



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.

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## 187 Langer Road, Felixstowe, Suffolk, IP11 2ED

### 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.

With front door leading to...

### ENTRANCE HALL:

With stairs to first floor and doors leading to...

### LIVING ROOM: 11'2" x 10'2" (3.40m x 3.10m)

With double glazed window to front aspect, radiator.

### DINING ROOM: 11'2" x 10'2" (3.40m x 3.10m)

With double glazed window to rear aspect, radiator, door leading to...

### KITCHEN/BREAKFAST ROOM: 18'1" x 8'10" (5.51m x 2.69m)

With double glazed window to side aspect, double glazed window to rear aspect, fitted with a range of matching wall and base level units with drawers and work surfaces over, inset stainless steel sink unit and drainer, space and plumbing for washing machine, space for tumble dryer, space for cooker, space for fridge/freezer, wall mounted boiler.

### FIRST FLOOR

#### LANDING:

With doors leading to...

### BEDROOM 1: 13'9" x 11'6" (4.19m x 3.51m)

With double glazed window to front aspect, radiator.

### BEDROOM 2: 11'2" x 8'10" (3.40m x 2.69m)

With double glazed window to rear aspect, radiator.

### BEDROOM 3: 10'6" x 8'10" (3.20m x 2.69m)

With double glazed window to rear aspect, radiator.

### BATHROOM:

With double glazed window to side aspect, fitted suite comprising bath, low level W.C, wash hand basin, tiled splashbacks.

### OUTSIDE:

The garden to the front of the property is laid to lawn with path to front door.

The garden to the rear of the property is laid mainly laid to lawn with flower and shrub borders, patio area to the rear and the garden is enclosed by fencing.

### NEEDHAM MARKET OFFICE:

Unit 2, Old Town Hall, High Street, Needham Market. IP6 8AL. TO VIEW PLEASE CALL 01449 722242 or email [needham@hamilton-smith.com](mailto:needham@hamilton-smith.com)

