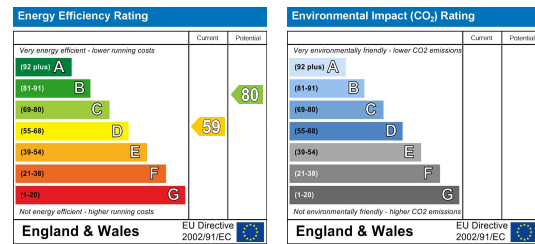




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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209 Langer Road, Felixstowe, IP11 2ED

£160,000

Three bedroom End terrace house, marketed with tenant in situ this buy to let investment property boasts good size living accommodation and is located in the sea side town of Felixstowe.



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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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.

FRONT ENTRANCE DOOR TO:

ENTRANCE HALLWAY:

Stairs to first floor and doors to...

LIVING ROOM: 11'4" x 10'5" (3.46 x 3.2)

Double glazed window to front, radiator.

DINING ROOM: 11'6" x 10'9" (3.52 x 3.3)

Double glazed window to rear, radiator. Door to...

KITCHEN: 9'2" x 8'9" (2.8 x 2.69)

Window to side, range of wall and base units with work surfaces over and tiled splash backs. Tiled flooring, space for appliances and door to rear garden.

LANDING:

Doors to...

BEDROOM ONE: 13'8" x 11'4" (4.18 x 3.46)

Double glazed window to front, radiator.

BEDROOM TWO: 11'3" x 8'4" (3.45 x 2.55)

Double glazed window to rear and radiator.

BEDROOM THREE: 10'6" x 8'9" (3.21 x 2.69)

Double glazed window to rear.

BATHROOM:

Bath, low level WC, hand wash basin and window to rear.

GARDEN:

Lawn, fenced surround.

