



34 Stour Avenue, Felixstowe IP11 2NR

£245,000 FREEHOLD

Seemingly ideal for a first time buyer, a well presented three-bedroom, two reception room semi-detached ex local authority family home.

In addition to the generous sized three bedrooms the property benefits from a private south west facing rear garden and off-road parking.

The accommodation in brief comprises entrance hall, lounge, dining room, kitchen, upstairs are three bedrooms and a family bathroom. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

The property is conveniently located a short distance away from a major supermarket, doctor's surgery and a pharmacy with links to the A14 also nearby. Felixstowe town centre is also just under one mile away.

UPVC ENTRANCE DOOR

Opening into :-

ENTRANCE HALL 10' 10" x 6' 4" (3.3m x 1.93m)

Vinyl flooring, radiator, stairs leading up to the first floor with an under stairs storage cupboard, window to side aspect, cupboard housing electric meter and doors to :-

LOUNGE 15' x 10' 10" (4.57m x 3.3m)

Radiator, window to front aspect, TV point and opening into :-

DINING ROOM 10' 11" x 9' 9" (3.33m x 2.97m)

Tiled flooring, radiator, French doors to rear garden, fitted worktops with high gloss white storage units below and an opening into :-

KITCHEN 11' 8" x 10' 8" (3.56m x 3.25m)

Fitted worktops with matching upstand and a tiled splashback, high gloss white storage units above and matching units and drawers below, stainless steel sink unit with mixer tap and single drainer, space and plumbing for washing machine, further space available for freestanding fridge/freezer, integrated electric oven with four ring electric hob and extractor above, tiled flooring, two windows to rear aspect, window to side aspect, extractor. m

FIRST FLOOR LANDING

Window to side aspect, access to loft space, storage cupboard and doors to :-

BEDROOM ONE 15' 2" x 10' 11" (4.62m x 3.33m)

Laminate flooring, radiator, window to front aspect.

BEDROOM TWO 13' 10" x 9' 4" (4.22m x 2.84m)

Laminate flooring, radiator, window to rear aspect, built in wardrobes, fitted cupboards housing combi boiler.

BEDROOM THREE 9' 5" x 7' 2" (2.87m x 2.18m)

Radiator, window to front aspect.

BATHROOM 7' 7" x 5' 3" (2.31m x 1.6m)

Suite comprising low level WC, wash hand basin with mixer tap, panel bath with mixer tap and shower over, tiled walls, heated towel rail, obscured window to rear aspect.

OUTSIDE

To the front of the property there is a lawn area and a hard standing driveway enabling off road parking, side access gate, outside light.

The rear garden is of south westerly elevation, enclosed by fencing and is mainly laid to lawn with established shrub and plant border, outside tap, hard standing area with steps leading up to the lawn and access to brick built store which has light and power connected.

COUNCIL TAX

Band 'B'



Address: 34 Stour Avenue, FELIXSTOWE, IP11 2NR
RRN: 0330-2649-4570-2996-3985







