



149 Melford Way, Felixstowe, IP11 2UH

£250,000 FREEHOLD

A modern mid-terrace three-bedroom house built around 1980s by Messrs Wilcon Homes of traditional brick cavity wall construction beneath a pitched tiled roof.

The accommodation briefly comprises entrance hall, lounge, dining room, L-shaped kitchen, three bedrooms and spacious bedroom. Further benefits include a driveway, integral garage, attractive rear garden, UPVC sealed unit double glazed window and gas fired central heating via radiators with a modern combination boiler.

The property is situated on the popular Cavendish Park development convenient for Morrisons supermarket and being within approximately one and a half miles from the main town centre shopping thoroughfare with a variety of local, national and high street stores available.

UPVC SEALED UNIT DOUBLE GLAZE ENTRANCE DOOR

Opening to :-

ENTRANCE PORCH

Door to :-

LOUNGE 14' 6" x 10' 10" (4.42m x 3.3m)

Fireplace surround with gas fire, TV point, two wall light points, radiator, UPVC sealed unit double glazed window to the front aspect, throughway to :-

DINING ROOM 10' 8" x 8' 2" (3.25m x 2.49m)

Radiator, UPVC sealed unit double glazed window to the rear aspect.

KITCHEN 11' 6" max x 8' 8" max (L-shaped) (3.51m x 2.64m)

Fitted with a comprehensive range of oak units comprising base cupboards and drawers with work surfaces over, inset composite single drainer sink unit with mixer tap, tiled splashbacks, matching eye level cupboards and display cupboards, gas four ring hob, single oven, under stairs storage cupboard, UPVC sealed unit double glazed window and door to the rear garden, utility cupboard with space and plumbing for automatic washing machine.

FIRST FLOOR LANDING

Access to loft space with a pull down loft ladder enabling access to a mainly boarded loft with electric light.

BEDROOM ONE 14' 6" x 11' 2" (4.42m x 3.4m)

Radiator, UPVC sealed unit double glaze window to the rear aspect.

BEDROOM TWO 11' 4" x 8' 2" (3.45m x 2.49m)

Radiator, built in wardrobe cupboards, UPVC sealed unit double glazed window to the front aspect.

BEDROOM THREE 8' 3" x 8' 2" (2.51m x 2.49m)

Fitted desk, cupboards and drawers, radiator, UPVC sealed unit double glazed window to the front aspect.

BATHROOM 8' 4" x 8' 3" (2.54m x 2.51m)

Fitted with a modern white suite comprising corner bath with mixer tap, low level WC, wash hand basin, glazed corner shower cubicle with mixer shower, tiled surround, glazed door, cupboard housing wall mounted Viessman gas fired combination boiler, radiator, UPVC sealed unit double glazed window to the rear aspect.

OUTSIDE

The property has an open plan low maintenance style front garden with adjacent driveway enabling off street parking for one vehicle and providing access to **single garage (measuring 14' 2" x 9' 4.32m x 2.74m)** with up and over door.

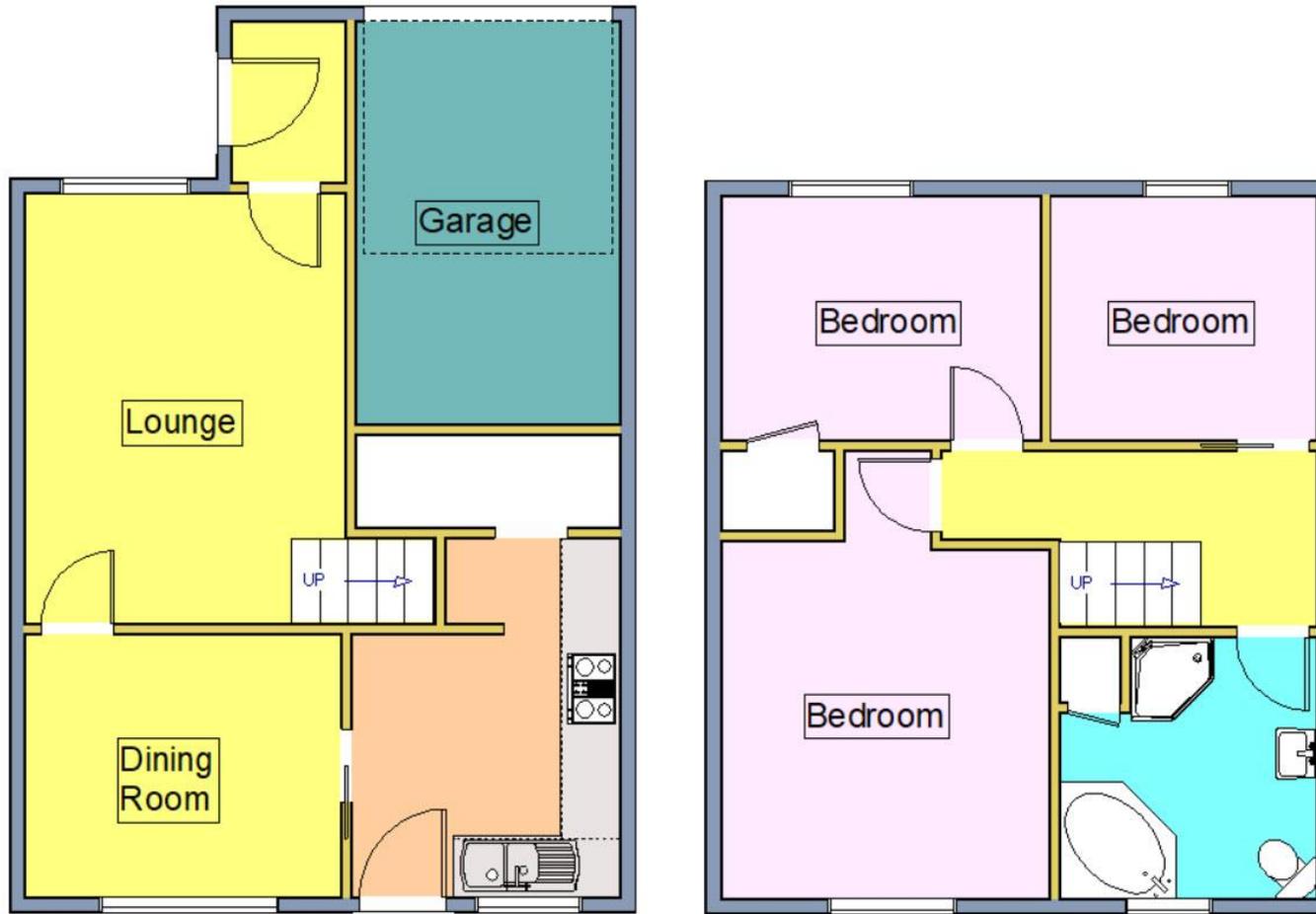
REAR GARDEN To the rear of the property there is an attractive landscaped garden comprising patio, lawn, shrub borders, timber storage shed and green house, timber fencing to the boundaries.

COUNCIL TAX Band 'B'









Total Floor Area Approx: 78sqm

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		