



Langdale Close, Felixstowe IP11 9SR

welcome to

Langdale Close, Felixstowe

****FELIXSTOWE **EXTENDED SEMI DETACHED HOUSE **QUIET LOCATION **LOUNGE **KITCHEN/DINER **STUDY **THREE BEDROOMS **FIRST FLOOR BATHROOM **GARAGE**NO ONWARD CHAIN **VIEWINGS HIGHLY RECOMMENDED**



Three-Bedroom Extended Semi-Detached Home - Felixstowe

We are pleased to offer this three-bedroom semi-detached house, situated in the heart of Felixstowe and within a short walk of the seafront, where a variety of local pubs, restaurants, and amenities can be found.

The property is conveniently located close to Felixstowe Docks, one of Suffolk's largest employers, as well as the popular Felixstowe Golf Club. The area offers a wide range of local amenities, including doctors surgeries, and provides easy access to Ipswich and Martlesham.

Internally, the property benefits from two reception rooms, three bedrooms, an upstairs bathroom and a porch entrance. The flexible layout makes the home well suited to a variety of buyers, including families, landlords, or those seeking their next home by the coast.

Viewing is highly recommended to appreciate the location and potential this property has to offer.

Entrance Door Into-

Porch

Living Room

15' 9" x 11' 11" (4.80m x 3.63m)

Kitchen/Diner

17' x 16' 1" (5.18m x 4.90m)

Study

9' 9" x 8' 1" (2.97m x 2.46m)

Landing

Bedroom One

12' x 9' 11" (3.66m x 3.02m)

Bedroom Two

11' 11" x 7' 8" (3.63m x 2.34m)

Bedroom Three

8' 2" x 6' (2.49m x 1.83m)

Bathroom

Outside

Detached Garage

Rear Garden



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- FELIXSTOWE LOCATION
- CLOSE TO ALL AMENITIES
- FAMILY HOME
- TWO RECEPTION AREAS
- THREE BEDROOMS

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers in excess of

£350,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
IPW103983 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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