



6 Bredfield Close, Felixstowe, IP11 2FD

£175,000 FREEHOLD

Offered for sale with no onward chain and seemingly ideal as either an investment or for first time purchase is this modern mid terrace house built in the 1980s by Messrs Wilcon Homes of traditional brick cavity wall construction beneath a pitched tiled roof.

The accommodation in brief comprises entrance porch, entrance hall, kitchen, lounge, double glazed conservatory, two bedrooms and bathroom.

Further benefits include UPVC sealed unit double glazed windows, electric thermostatically controlled radiators, two allocated parking spaces and a south westerly facing enclosed rear garden.

The property is situated in a residential cul-de-sac on the Orwell Green development convenient for nearby Morrisons supermarket, Felixstowe Port and Dock complex and is within approximately one and a half miles from the main town centre shopping thoroughfare with a variety of cafes, restaurants and retail outlets available.

UPVC SEALED UNIT DOUBLE GLAZED ENTRANCE DOOR

Opening to :-

ENTRANCE PORCH

UPVC SEALED UNIT DOUBLE GLAZED DOOR

Opening to :-

ENTRANCE HALLWAY

Laminate wood effect flooring, door opening to :-

KITCHEN 8' x 8' 6" (2.44m x 2.59m)

Range of fitted cupboards comprising base units and drawers with work surfaces over, butler sink, tiled splashbacks, matching eye level cupboards, built in Zanussi stainless steel oven, electric Zanussi four ring hob with stainless steel canopy style extractor hood over, space for fridge/freezer, space and plumbing for automatic washing machine, UPVC sealed unit double glazed window to the front aspect.

LOUNGE 15' x 12' (4.57m x 3.66m)

Laminate wood plank effect flooring, brick chimney breast, gas point, electric thermostatically controlled radiator, staircase leading to the first floor, UPVC sealed unit double glazed window and casement door opening to :-

CONSERVATORY 10' 2" x 9' 8" (3.1m x 2.95m)

UPVC sealed unit double glazed construction with pitched polycarbonate roof, laminate wood plank effect flooring, UPVC sealed unit double glazed sliding patio doors opening to the rear garden.

FIRST FLOOR LANDING

Access to the loft space, gas water heater.

BEDROOM ONE 12' x 12' max (3.66m x 3.66m)

Over stairs boxed recess, laminate wood plank effect flooring, electric thermostatically controlled radiator, UPVC sealed unit double glazed window to the rear aspect.

BEDROOM TWO 11' 6" x 6' (3.51m x 1.83m)

Electric thermostatically controlled radiator, laminate wood plank effect flooring, UPVC sealed unit double glazed window to the front aspect.

BATHROOM

Modern white suite comprising P-shaped panelled bath with mixer tap and dual head mixer shower over, glazed curved shower screen, low level WC, pedestal wash hand basin, chrome heated towel rail/radiator, extractor fan, UPVC sealed unit double glazed window to the front aspect.

OUTSIDE

To the front of the property there is an open plan partly shingled garden with pathway leading to the entrance door.

To the rear of the property there is a south westerly facing garden measuring approximately 22'6" in depth x 13'4" in width with decking area, lawn, timber fencing to the boundaries, gateway leading to a parking area with two allocated parking spaces.

COUNCIL TAX

Band 'A'

Address: 6 Bredfield Close, FELIXSTOWE, IP11 2FD
RRN: 2588-3064-2203-6106-9204







