Queens Road | | Felixstowe | IP11 7PE

£220,000

NICHOLAS
ESTATES

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A very well presented two bedroom ground floor flat situated in a popular town centre location and within a 10 minute walk of the beach. The accommodation comprises, entrance hall, bay fronted lounge, two bedrooms, shower room and a kitchen/breakfast room. Outside the property has a mature, landscaped, fully enclosed rear garden. The property further benefits, gas fired central heating and uPvc double glazed windows and doors. The property is offered with no onward chain.

- Town Centre Location
- Enclosed Rear Garden
- Recently Modernised
- Two Bedrooms
- Walking Distance To The Beach
- No Onward Chain

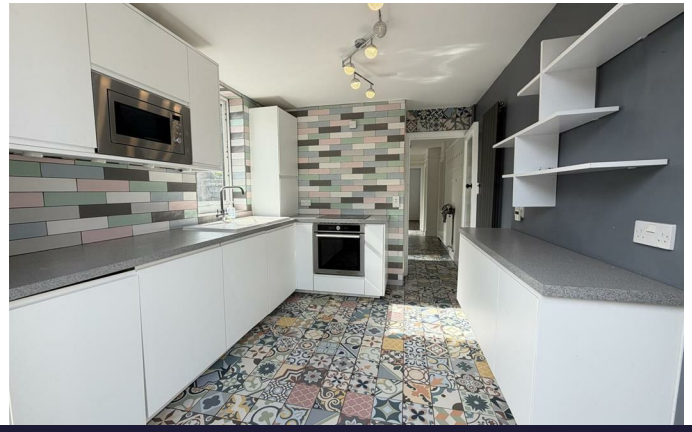
Entrance Hall

Side aspect double glazed entry door, tiled floor, two storage cupboards, radiator, recessed spot lights and doors to:

Bedroom Two

9'1 x 8'0 (2.77m x 2.44m)

Front aspect double glazed window, radiator and wood laminate floor.



A very well presented two bedroom ground floor flat situated in a popular town centre location and within a 10 minute walk of the beach.

Living Room

15'8 x 11'9 (4.78m x 3.58m)

Front aspect double glazed bay window, radiator and fireplace with gas fire.

Bedroom One

12'9 x 10'9 (3.89m x 3.28m)

Rear aspect dobule glazed window, radiator and wood lamiante floor.

Shower Room

Side aspect double glazed window, tiled floor and walls, heated towel raiil, low level flush WC, vanity unit with wash basin and tiled shower cubicle.

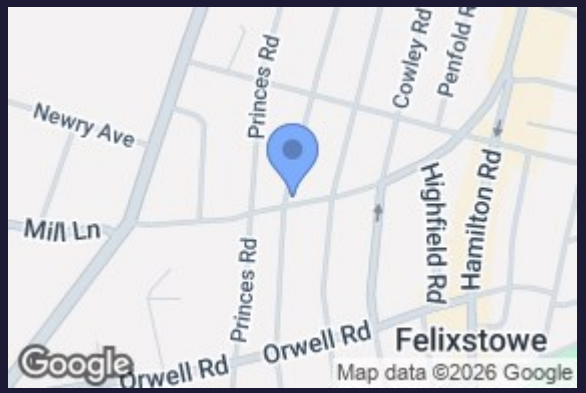
Kitchen/ Breakfast Room

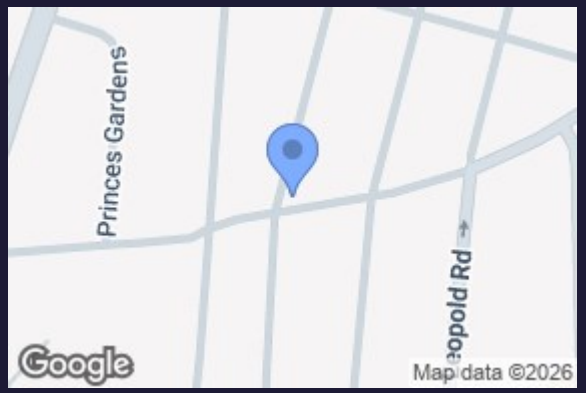
10'3 x 8'9 (3.12m x 2.67m)

Rear aspect double glazed doors, side aspect double glazed window, vertical radiator, tiled floors and walls, wall and base unit, worksurface, sink and drainer, electric oven and hob, integrated microwave and wall mounted gas fired boiler.

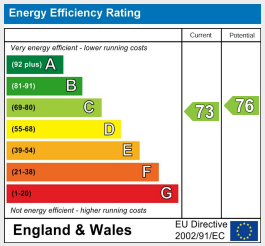
Outside

Decked seating area, laid to lawn, shingled area, mature flower beds and borders, paved patio, lean to storage and garden shed





Council Tax Band **B** EPC Rating **C**



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