



Brightwell Close | | Felixstowe | IP11 2YJ

£220,000

NICHOLAS  
— ESTATES —



Brightwell Close |  
Felixstowe | IP11 2YJ  
£220,000

A very well presented two double bedroom end terraced house situated on a no through road in a popular residential location. The accommodation comprises, entrance hall, kitchen, lounge/diner and conservatory. The first floor offers two double bedrooms and bathroom. Outside the property benefits allocated off road parking, to the rear there is a well stocked, fully enclosed garden with paved patio and garden shed. The property further benefits, gas fired central heating and uPvc double glazed windows and doors.

- End Terrace House
- Two Bedrooms
- Lounge/Diner
- Conservatory
- Fully Enclosed Rear Garden
- Allocated Off Road Parking

### Entrance Hall

Front aspect double glazed door, wood laminate flooring and doors to:

### Kitchen

8'5 x 7'8 (2.57m x 2.34m)

Front aspect double glazed window, wood effect floor, wall and base units, work surface, stainless steel sink and drainer, gas hob, electric oven, space and plumbing for a washing machine and gas boiler.





A very well presented two double bedroom end terraced house situated on a no through road in a popular residential location.



### Lounge

15'6 x 11'9 (4.72m x 3.58m)

Rear aspect double glazed door, rear aspect double glazed window, wood laminate floor and radiator.

### Conservatory

9'8 x 8'7 (2.95m x 2.62m)

Side and rear aspect double glazed door, side and rear aspect double glazed window and wood laminate floor.

### Landing

Carpet, loft access and doors to:

### Bedroom One

12'6 x 12'0 (3.81m x 3.66m)

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

### Bedroom Two

12'6 x 12'0 (3.81m x 3.66m)

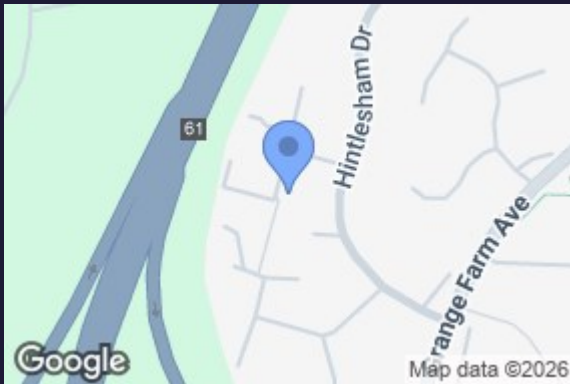
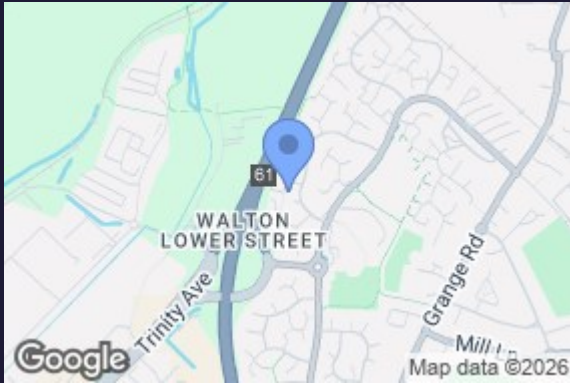
Front aspect double glazed window, radiator and wood laminate floor.

### Bathroom

Front aspect double glazed window, low level flush WC, hand wash basin, part tiled walls, airing cupboard, panelled bath with shower over and tiled splashbacks

### Outside

Allocated off road parking and fully enclosed rear garden



## Council Tax Band A EPC Rating

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (12 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

173 Hamilton Road  
Felixstowe  
Suffolk  
IP11 7DR  
01394 282828  
[felixstowe@yourhome.co.uk](mailto:felixstowe@yourhome.co.uk)