Rues Farm Road | | Felixstowe | IP11 9FZ

£260,000

NICHOLAS
ESTATES

Rues Farm Road | Felixstowe | IP11 9FZ £260,000

A very well presented two double bedroom terraced house situated on the Laureate Fields development in a popular area of Old Felixstowe. The accommodation comprises, entrance hall, downstairs cloakroom, kitchen and lounge/diner. The first floor offers two double bedrooms and the bathroom. The property benefits two off road parking spaces, fully enclosed rear garden, gas fired central heating via radiator and uPvc double glazed windows and doors.

- Two Double Bedrooms
- Two Allocated Parking Spaces
- Fully Enclosed Rear Garden
- Lounge/Diner
- Walking Distance To Sea Front

Entrance Hall

Front aspect composite door, wood laminate floor, radiator, recessed spot lights, understairs cupboard and stairs to first floor.

Kitchen

9'2 x 6'6 (2.79m x 1.98m)

Front aspect double glazed window, wood laminate floor, work surface, one and a half bowl stainless steel sink and drainer, space and plumbing for a washing machine, integrated hob and oven, radiator, wall and base units, integrated fridge/ freezer and

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Cloakroom

Low level flush WC, hand wash basin, radiator, recessed spot lights, air circulation fan and wood laminate floor.

Lounge/Diner

15'8 x 13'5 (4.78m x 4.09m)

Rear aspct double glazeed door, rear aspect double glazed window, two radiators and wood laminate floors.

Landing

Carpet, radiator, loft access, receesed spot lights, storage cupboard and doors to:

Bedroom One

13'5 x 12'8 (4.09m x 3.86m)

Rear aspect double glazed window, radiator and carpet

Bathroom

Low level flush WC, hand wash basin, heated towel rail, panelled bath with tiled surround and shower over, recessed spot lights, air circulation fan, fitted mirror and wood effect floor.

Bedroom Two

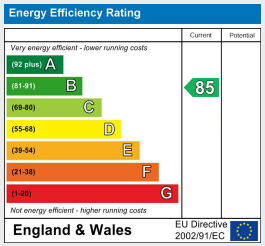
13'5 x 11'0 (4.09m x 3.35m)

Front aspect double glazed picture window, radiator and carpet.

Outside

There are two allocated parking spaces to the front. To the rear the garden is laid to lawn, paved patio and path with a covered seating area/outside bar area.

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



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