



Ferry Road | | Felixstowe | IP11 9LN

Offers In The Region Of £550,000

**NICHOLAS**  
— ESTATES —

## Key features

- Detached Chalet
- Three Bedrooms
- Two Reception Rooms
- Kitchen/Breakfast Room
- Double Garage

## Description

A very well presented three bedroom detached chalet style property situated on Ferry Road, conveniently situated for access to Brackenbury Cliffs, Felixstowe Golf Club and within 1.5 miles of the Town Centre.

## Directions



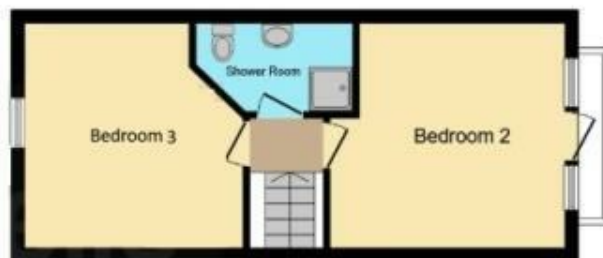
A very well presented three/four bedroom detached chalet style property situated on Ferry Road, conveniently situated for access to Brackenbury Cliffs, Felixstowe Golf Club and within 1.5 miles of the Town Centre. The accommodation comprises, entrance



## Floor plans



**Ground Floor**



**First Floor**

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 83        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 59                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Council Tax Band D    EPC Rating D

**NICHOLAS**  
— ESTATES —

173 Hamilton Road

Felixstowe

Suffolk

IP11 7DR

01394 282828

felixstowe@yourhome.co.uk

yourhome.co.uk