



Saunders Road | | Felixstowe | IP11 9GR

£250,000

NICHOLAS
— ESTATES —

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A very well presented two double bedroom, end terrace house situated on the Bloor development, built in 2025. The accommodation comprises, entrance hall, lounge, kitchen/breakfast room and cloakroom. The first floor offers two double bedrooms and the main bathroom. Outside the property benefits off road parking and a fully enclosed rear garden.

- End Terrace House on the Popular Bloor Development
- Two Double Bedrooms
- Fully Enclosed Rear Garden
- Built in 2025 - 9 Year NHBC Remaining
- Kitchen/Breakfast Room
- Driveway with Off Road Parking

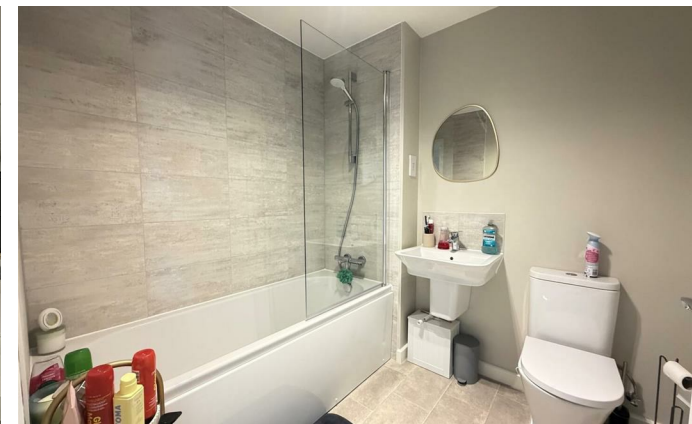
Entrance Hall

Front aspect double glazed door, wood effect flooring, radiator, stairs to 1st floor and door to;

Lounge

13'7 x 10'5 (4.14m x 3.18m)

Front aspect double glazed window, carpet, radiator and understairs cupboard, door to;



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Kitchen/Breakfast Room

13'7 x 9'8 (4.14m x 2.95m)

Rear aspect double glazed door to rear garden, rear aspect double glazed window, wood effect flooring, work surface with 1.5 bowl sink & drainer, electric oven, gas hob, integral dish washer, fridge/freezer and space for a washing machine & tumble dryer, wall mounted gas fired combi-boiler, wall and base mounted units and door to;

Cloakroom

Low level flush w/c, hand wash basin, radiator, tile effect floor and extractor fan.

Bedroom 1

13'7 x 9'8 (4.14m x 2.95m)

Two front aspect double glazed windows, radiator, carpet and storage cupboard.

Bathroom

Low level flush w/c, hand wash basin, heated towel rail, panelled bath with shower over and tiled surround, tile effect floor and extractor fan.

Bedroom 2

13'8 x 8'9 (4.17m x 2.67m)

Rear aspect double glazed window, carpet and radiator.



Council Tax Band B EPC Rating B

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(12 plus) A	97
(81-91) B	83
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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