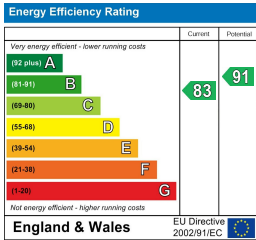
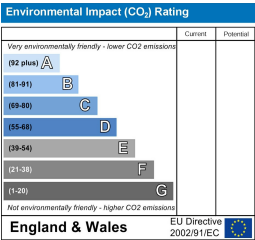




While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, including, but not limited to, the area of the rooms, are approximate and not intended to be used for any purpose other than to provide a general indication of the layout of the property. The plans are for illustrative purposes only and should be used as a guide only. Prospective purchasers should consult the agent for further details and to view the property. Measurements are given to the nearest 100mm.



THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose.
A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller.
The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998
Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.
Photography Disclaimer

Some photographs may have been digitally enhanced or adjusted using AI for presentation purposes. These enhancements are intended to provide an attractive representation of the property for marketing purposes. Prospective purchasers are advised to satisfy themselves as to the property's condition, appearance and features when viewing.

25 Kemsley Road, Felixstowe IP11 9AP £360,000

Modernised and extended, this three bedroom semi-detached bungalow is situated in a popular residential road only a few minutes walk from Walton High Street, Felixstowe. Don't miss the chance to make this SPACIOUS & WELL PRESENTED bungalow your own. Benefits from gas central heating, double glazed windows, large kitchen/breakfast room & lounge, conservatory, bathroom & cloakroom, enclosed rear gardens and ample off road parking. Call now to arrange your viewing.



25 Kemsley Road, Felixstowe, IP11 9AP

Located in the picturesque coastal town of Felixstowe, residents can enjoy the nearby amenities, including shops, schools, and beautiful coastal walks. This bungalow presents an excellent opportunity for those looking to settle in a friendly community while enjoying the comforts of modern living.

HALLWAY:

With a radiator, loft access with pull down ladder and light, housing combi boiler, 2 cupboards, doors off

KITCHEN/BREAKFAST ROOM: 27'8 x 9'3 (8.43m x 2.82m)

Double glazed window to rear, this beautiful fitted kitchen has a range of wall and base units with built in lighting in plinths, integrated double oven, induction hob, dishwasher, marble style worktops, breakfast bar, sink and drainer. Space for fridge/freezer, ceiling light tunnel, tiled floor, doors off.

CONSERVATORY: 11'3 x 10 (3.43m x 3.05m)

Double glazed windows and doors. Sink and fitted storage units.

LOUNGE: 17'9 x 9'3 (5.41m x 2.82m)

Double glazed window to front and a radiator. Doors conveniently opening onto the kitchen/breakfast room.

BEDROOM THREE/DINING ROOM: 11'3 x 10 (3.43m x 3.05m)

Double glazed window to rear and a radiator.

BATHROOM:

Double shower tray with glass screen, W.C, hand wash basin with vanity unit under, tiled walls and towel radiator.

BEDROOM ONE: 13 x 8'7 (3.96m x 2.62m)

Double glazed window to front, radiator, door to

EN-SUITE CLOAKROOM:

Double glazed window to side, hand wash basin and W/C.

BEDROOM TWO: 10'9" x 9'9" (3.28m x 2.97m)

Double glazed window to side and a radiator.

OUTSIDE:

To the front is a block paved driveway providing ample off road parking. Side access leads to the rear via a gate.

The rear garden is a low maintenance design with artificial lawn, well stocked flower and shrub borders, block paved patio, resin bound gravel path leading to a screened area with 2 sheds and a greenhouse.

SOLAR PANELS generating income via E-ON.

IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email ipswich@hamilton-smith.com

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