



**35 Kersey Road, Felixstowe, IP11 2UL**

**£260,000 FREEHOLD**

**A well-presented and modernised semi-detached house built around 1980 by Messrs Wilcon Homes of traditional brick cavity wall construction beneath a pitched tiled roof.**

The well presented accommodation briefly comprises entrance hall, lounge/dining room, modern fitted kitchen, double glazed conservatory, three bedrooms and re-fitted bathroom. Further benefits include UPVC sealed unit double glazed windows, gas fired central heating with a modern combination boiler, block paved front garden with off street parking for three/four vehicles, single garage and an enclosed rear garden.

The property is situated in a residential cul-de-sac on the Cavendish Park development, a short distance from Morrisons supermarket, Felixstowe Port & Dock complex and with easy road access to Felixstowe's main town centre shopping thoroughfare with a variety of amenities, shops and restaurants available.

#### **UPVC SEALED UNIT DOUBLE GLAZED ENTRANCE DOOR**

Opening to :-

#### **ENTRANCE HALLWAY**

Staircase leading to the first floor with storage cupboard below, built in double door storage cupboard, radiator, UPVC sealed unit double glazed window to the front aspect.

#### **LOUNGE/DINING ROOM 19' 10" x 11'8" reducing to 8' 3" (6.05m x 2.51m)**

Wall mounted Living Flame effect feature fire, two radiators, TV point, UPVC sealed unit double glazed window to the front aspect, archway to the kitchen and throughway to :-

#### **CONSERVATORY 11' 8" x 9' (3.56m x 2.74m)**

Brick base with UPVC sealed unit double glazed windows and French doors opening onto the rear garden, pitched polycarbonate roof, radiator.

#### **KITCHEN 12' reducing to 8' x 9' reducing to 5' 10" (3.66m x 1.78m)**

Re-fitted with a comprehensive range of matt grey finished units comprising base cupboards and drawers, work surfaces over, inset stainless steel single drainer sink unit with mixer tap, matching upstands and eye level cupboards, built in stainless steel oven, electric ceramic four ring hob, stainless steel extractor hood, space and plumbing for automatic washing machine, tiled floor, LED ceiling spotlights, UPVC sealed unit double glazed window and door opening to the rear garden.

#### **FIRST FLOOR LANDING**

Access to the loft space, built in linen cupboard with pine slatted shelves and wall mounted gas fired boiler.

#### **BEDROOM ONE 11' 6" x 8' 6" (3.51m x 2.59m)**

Radiator, UPVC sealed unit double glazed window to the rear aspect.

#### **BEDROOM TWO 11' 2" x 8' 4" (3.4m x 2.54m)**

Radiator, UPVC sealed unit double glazed window to the front aspect.

#### **BEDROOM THREE 8' 2 " x 6' 2 " (2.49m x 1.88m)**

Over stairs recess with hanging rail and shelving, radiator, UPVC sealed unit double glazed window to the front aspect.

#### **BATHROOM**

Re-fitted white suite comprising P-shaped panel bath with mixer shower over, glazed curve shower screen, low level WC, pedestal wash hand basin, tiled walls, tiled floor, radiator, extractor fan, UPVC sealed unit double glazed window to the rear aspect.

## OUTSIDE

To the front of the property there is an open plan style Herringbone effect paved garden enabling off street parking for numerous vehicles and allowing access to a single garage with up and over door, personal door to side.

To the rear of the property there is an enclosed garden comprising block paving with dwarf brick walling, shingle, lawn, further paved patio area, flower and shrub borders, two palms and external tap.

## COUNCIL TAX

Band 'B'

## EPC TO FOLLOW HERE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		







