



38 Grange Farm Avenue, Felixstowe, IP11 2FB

£130,000 FREEHOLD

Offered for sale with no onward chain and seemingly ideal for a first time buyer or investor is this modern one bedroom end of terrace home.

In addition to the one bedroom the property benefits from gas fired central heating, a modern bathroom and allocated off road parking for up to three cars.

The accommodation in brief comprises lounge, kitchen, upstairs is a modern bathroom and a bedroom with fitted wardrobes. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

The property is conveniently located within close proximity to a major supermarket, doctors surgery and a pharmacy with links to the A14 also nearby.

UPVC DOUBLE GLAZED ENTRANCE DOOR

Opening into :-

LOUNGE 12' 4" x 10' 7" plus bay window (3.76m x 3.23m)

Laminate flooring, radiator, TV point, boxed bay window to side aspect, stairs leading upto the first floor with an understairs storage cupboard and an opening into :-

KITCHEN 12' 4" x 6' 6" (3.76m x 1.98m)

Fitted worktops with a tiled splashback, fitted storage units above and matching units and drawers below, stainless steel sink unit with mixer tap and single drainer, space and plumbing available for a washing machine and further spaces available for freestanding cooker and fridge/freezer, tiled flooring, window to front aspect.

FIRST FLOOR LANDING

Radiator, access to the loft space, airing cupboard housing Baxi combination boiler which was installed approximately three years ago, and doors to :-

BEDROOM 10' 6" x 9' 2" (3.2m x 2.79m)

Radiator, window to side aspect, above stairs fitted cupboard, further fitted wardrobes with mirror fronted sliding doors.

BATHROOM 6' 8" x 6' 3" (2.03m x 1.91m)

Modern suite comprising low level WC, vanity wash hand basin, mixer tap and storage cupboard below, panelled bath with electric shower over, part tiled walls, radiator, obscured window to front aspect.

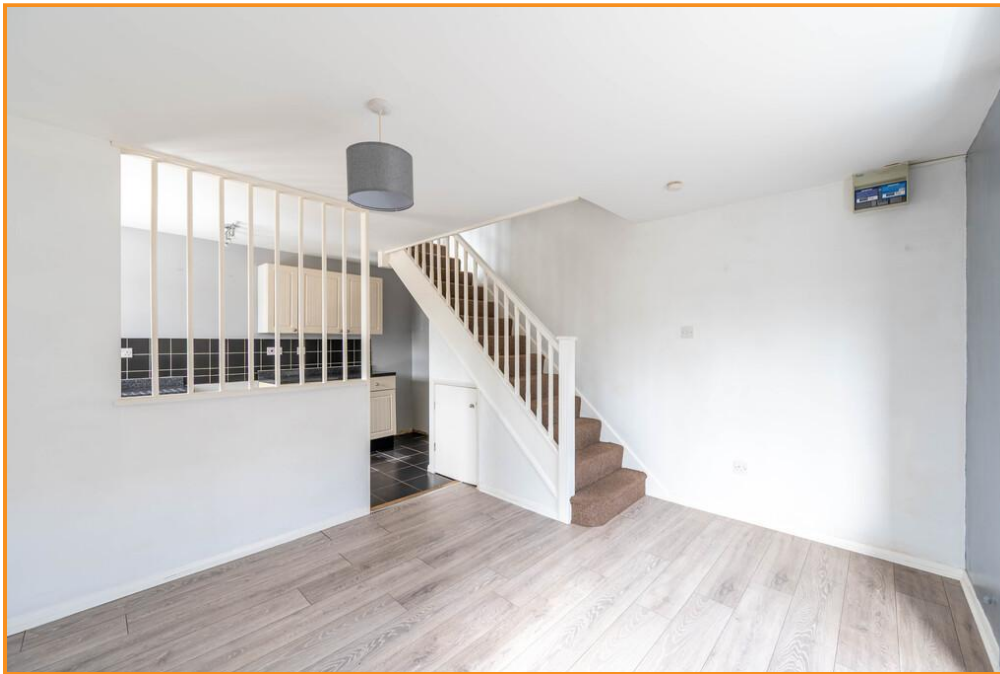
OUTSIDE

Accessed from Runnacles Way is a hard standing area where there is allocated off road parking for up to three cars.

To the front of the property is a low maintenance front garden which is mainly shingled with a pathway leading to the entrance door and a raised shrub border.

COUNCIL TAX

Band 'A'



FLOORPLAN TO FOLLOW

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		