



34A Tomline Road, Felixstowe, IP11 7PA

£250,00 LEASEHOLD (With 50% share of Freehold)

Offered for sale with no onward chain and located within close proximity of the Felixstowe town centre and seafront is this beautifully presented and modern two-bedroom ground floor apartment.

In addition to the two bedrooms the property benefits from allocated off road parking and an enclosed rear garden. Further benefits include a modern kitchen with separate utility room and a modern bathroom.

The accommodation in brief comprises entrance hall, lounge, kitchen, utility room, two bedrooms and a bathroom. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction, with several being replacement UPVC double glazed sash windows..

A viewing is highly recommended to appreciate the modern accommodation on offer.

UPVC entrance door opening into :-

ENTRANCE HALLWAY

Radiator, two storage cupboards, door to inner hall and doors to :-

LOUNGE 14' 1" x 13' 10" (4.29m x 4.22m)

Two radiators, TV point, feature fireplace with tiled surround, windows and french door opening out to the rear garden, picture rail.

INNER HALLWAY

Door to outside, opening into :-

KITCHEN 10' 1" x 7' 2" (3.07m x 2.18m)

Modern re-fitted kitchen comprising wood fitted worktops and a tiled splashback, fitted storage units and drawers below, ceramic one and a half bowl sink unit with single drainer and mixer tap, integrated appliances such as a dishwasher, fridge/freezer, electric oven and four ring hob, two obscured windows to rear aspect, Velux window and door to :-

UTILITY ROOM 9' 1" x 4' (2.77m x 1.22m)

Fitted worktops with space and plumbing available below for washing machine and tumble dryer, fitted storage units above, obscured window to the side aspect.

BEDROOM ONE 19' 3" x 13' 11" (5.87m x 4.24m)

Radiator, bay window to front aspect with UPVC double glazed sash windows, feature fireplace with tiled surround, fitted wardrobes, picture rail.

BEDROOM TWO 11' 1" x 10' 0" (3.38m x 3.05m)

Radiator, UPVC double glazed sash window to side aspect, fitted storage cupboard.

BATHROOM 10' x 8' 11" (3.05m x 2.72m)

Modern re-fitted suite comprising low level WC, twin hand wash basins, both with mixer tap and storage cupboard below, free-standing claw foot roll top bath with mixer tap and shower head attachment, separate shower with twin shower heads, tiled flooring, extractor, two obscured windows to the side aspect.

OUTSIDE

The apartment benefits from front and rear gardens. There is a side access gate opening into a further outdoor area by the front door where there is a metal storage shed. The west facing rear garden being relatively low maintenance as patio with shingle and established shrub and plant borders to one side, storage cupboard, outside lighting, rear access gate to parking area where there is one allocated off road parking space.

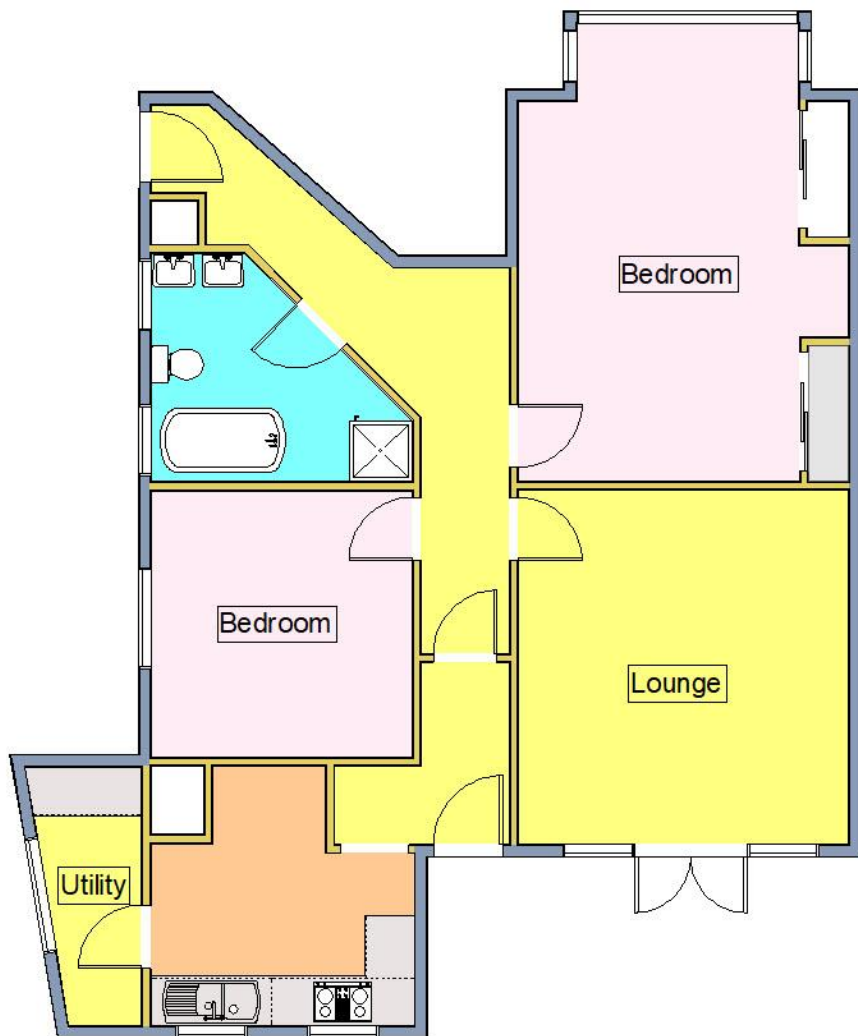
TENURE

50% Share of Freehold.

Remainder 993 year Leasehold.

Purchasers are advised to satisfy themselves of the lease through their solicitor prior to unconditional exchange of contracts.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		