



High Street | | Felixstowe | IP11 9QN

Guide Price £230,000

NICHOLAS
— ESTATES —

High Street |
Felixstowe | IP11 9QN
Guide Price £230,000

A three bedroom semi-detached house requiring modernisation and updating situated on the High Street, walking distance to the school and local shop and facilities.

- Requires Modernisation & Updating Throughout
- Three Bedrooms
- Bay Fronted Lounge/Diner
- Garden Room
- Garage
- South Facing Garden

Kitchen

29'6"x24'7"x0'0" (32.92x27.43x0.00)

Rear aspect double glazed door, side aspect double glazed window, wood effect flooring, space for washing machine and dish washer, work surface with stainless steel sink & drainer, wall and base mounted units.

Bedroom 3

30'4"x22'2"x0'0" (33.83x24.69x0.00)

Front aspect double glazed window, radiator and carpet.

Bedroom 1

40'6"x33'8"x0'0" (45.11x37.49x0.00)

Front aspect double glazed window, radiator and carpet.



A three bedroom semi-detached house requiring modernisation and updating situated on the High Street, walking distance to the school and local shop and facilities. The accommodation comprises, entrance hall, lounge/dining area, garden room, breakfast room, bathroom, three bedrooms and a garage.



Bedroom 2

39'11"x31'9"x0'0" (44.50x35.36x0.00)

Rear aspect double glazed window, radiator, carpet and built in wardrobe.

Lounge/Diner

82'4"x37'9"x0'0" (91.74x42.06x0.00)

Front aspect bay window, two radiators, carpet, double doors to garden room.

Bathroom

Rear aspect double glazed window, radiator, vinyl flooring, low level flush w/c, hand wash basin, panelled bath with tiled surround and loft access.

Outside

To the front of the property there's small enclosed garden with path to front door, to the side of the property there's a shared concrete driveway providing access to the single garage, to the rear the garden is fully enclosed and largely laid to lawn.

Breakfast Room

28'5"x20'3"x0'0" (31.70x22.56x0.00)

Side aspect double glazed window, radiator and wood effect flooring, open to;

Entrance Hall

Front aspect door, radiator, carpet, understairs cupboard, stairs to 1st floor, doors to;

Garden Room

29'10"x27'4"x0'0" (33.22x30.48x0.00)

Rear aspect double glazed sliding door, radiator and carpet.

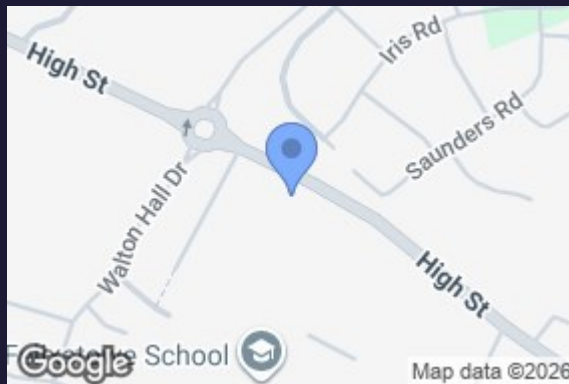
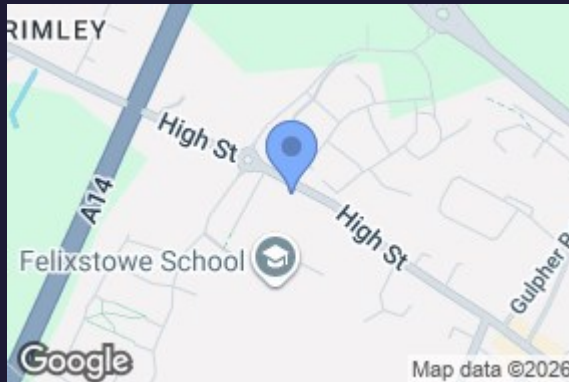
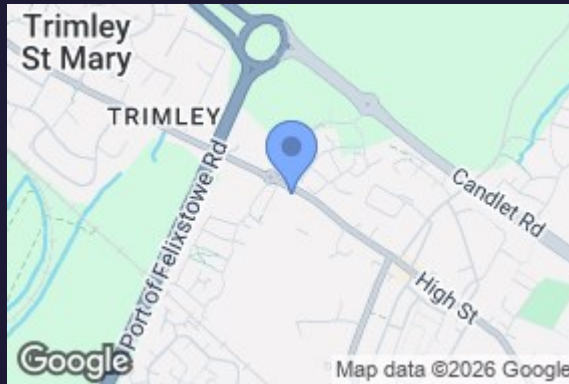
Landing

Side aspect double glazed window, carpet and doors to;

Garage

63'2"x30'4"x0'0" (70.41x33.83x0.00)

Up & over door, power and light.



Council Tax Band **B** EPC Rating **D**

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(12 plus) A	
(81-91) B	82
(69-80) C	
(55-68) D	66
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

173 Hamilton Road
Felixstowe
Suffolk
IP11 7DR
01394 282828
felixstowe@yourhome.co.uk