



Rendlesham Road | | Felixstowe | IP11 2YP

£175,000

NICHOLAS
— ESTATES —

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A two bedroom end of terrace situated on the Orwell Green development in Felixstowe, close to Morrison's superstore and conveniently located for the Port of Felixstowe and A14. The accommodation comprises, entrance hall, lounge/diner, kitchen, two bedrooms and bathroom. The property further benefits of gas central heating via radiator, uPvc double glazed windows and doors, enclosed rear garden and off road parking. No onward chain.

- End of Terrace House
- Two Bedrooms
- Lounge/Diner
- Enclosed Rear Garden
- No Onward Chain

Entrance Hall

Side aspect double glazed entry door, radiator, wood laminate flooring and wall mounted gas fired boiler.

Kitchen

8'5 x 7'9 (2.57m x 2.36m)

Front aspect double glazed window, tiled flooring, work surface with sink & drainer, space for washing machine, wall and base mounted units and larder style storage cupboard.



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Lounge

15'4 x 11'9 (4.67m x 3.58m)

Rear aspect double glazed door, rear aspect double glazed window, radiator and carpet, stairs to 1st floor.

Landing

Carpet, loft access and doors to;

Bedroom 1

12'6 x 12'0 (3.81m x 3.66m)

Rear aspect double glazed window, radiator and carpet.

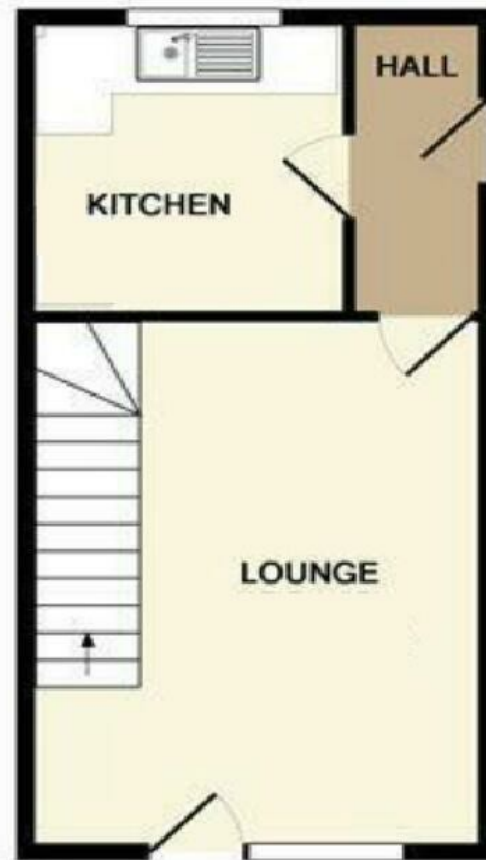
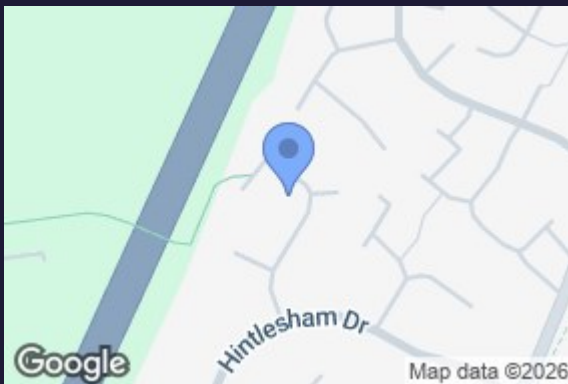
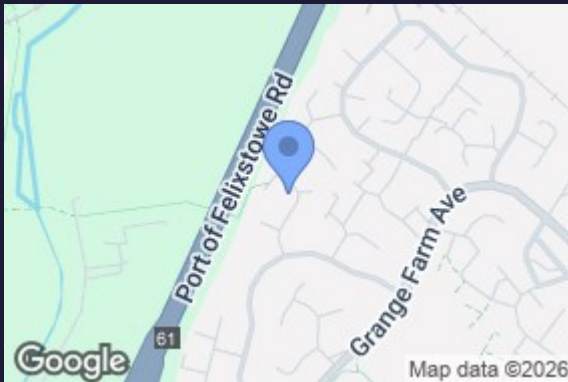
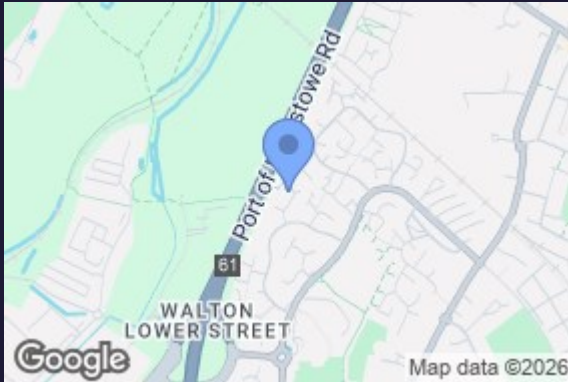
Bathroom

Front aspect double glazed window, wood effect flooring, hand wash basin, low level flush w/c, radiator, airing cupboard, panelled bath with shower over and tiled surround.

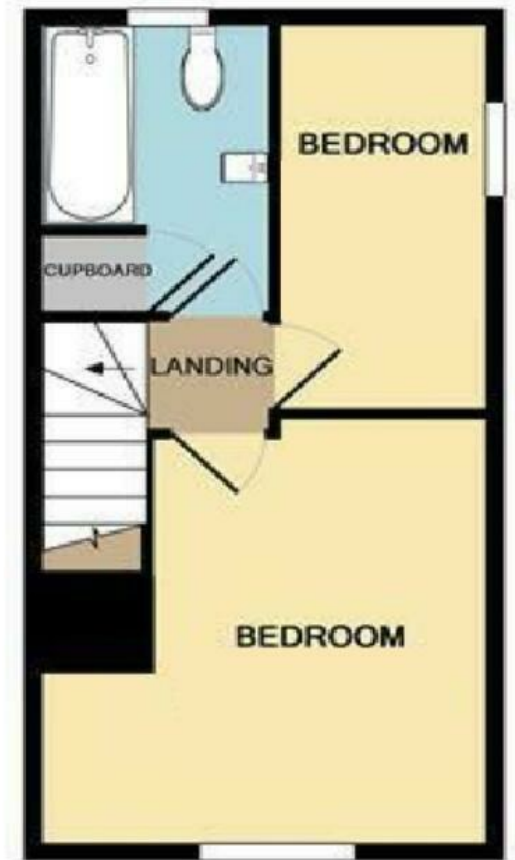
Bedroom 2

11'5 x 5'7 (3.48m x 1.70m)

Side aspect double glazed window, radiator and carpet.



GROUND FLOOR



1ST FLOOR

Council Tax Band A EPC Rating C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		89
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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