



41 Victoria Street | | Felixstowe | IP11 7EW

£125,000

NICHOLAS
— ESTATES —

41 Victoria Street |
Felixstowe | IP11 7EW
£125,000

A one bedroom ground floor flat situated in Felixstowe town centre with a private courtyard garden. The flat is accessed via a communal hall, the accommodation comprises, hallway, bay fronted lounge, bedroom, shower room and kitchen. The fully enclosed courtyard garden is to the rear of the property. The current rent is £900pcm, making this a good investment, or a perfect first time buyer property. The property is freehold and is offered with no onward chain.

- Ground Floor Flat
- Private Courtyard Garden
- Generous Lounge
- Town Centre Location
- No Onward Chain

Communal Hall

Front door, door to;

Hallway

Vinyl flooring, radiator, two storage cupboards and doors to;

Lounge

14'7 max x 12'0 (4.45m max x 3.66m)

Front aspect double glazed bay window, carpet and radiator.



A one bedroom ground floor flat situated in Felixstowe town centre with a private courtyard garden. The flat is accessed via a communal hall, the accommodation comprises, hallway, bay fronted lounge, bedroom, shower room and kitchen. The fully enclosed courtyard garden is to the rear of the property. The current rent is £900pcm, making this a good investment, or a perfect first time byer property. The



Bedroom

10'8 x 10'3 (3.25m x 3.12m)

Rear aspect double glazed window, carpet and radiator.

W/C

Low level flush w/c, vinyl flooring and extractor fan.

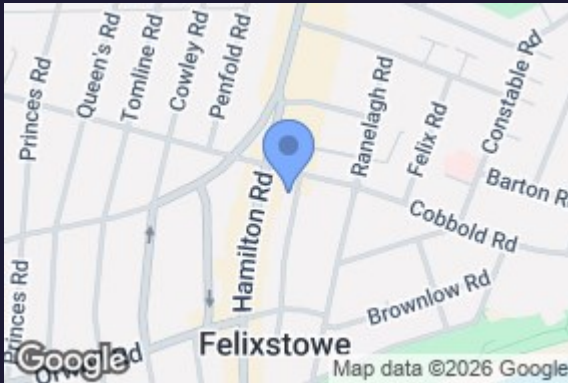
Shower Room

Side aspect double glazed window, vinyl flooring, hand wash basin, extractor fan and a tiled shower cubicle.

Kitchen

Rear & side aspect double glazed windows, side aspect double glazed door, vinyl flooring, tiled splash backs, work surface with stainless steel sink & drainer, space for washing machine, wall mounted gas fired combi-boiler.





Council Tax Band **B** EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B		
(69-80) C		
(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	

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