



## 26 Kingsfleet Road, Felixstowe, IP11 2NZ

**£270,000 FREEHOLD**

Offered for sale with no onward chain, a well presented and modernised three bedroom mid terraced ex local authority family home.

In addition to the bedrooms the property benefits from a private west facing landscaped rear garden, off road parking and a newly installed (January 2026) combi boiler.

The accommodation in brief comprises; entrance hall, lounge, kitchen/diner and cloakroom. On the first floor are three double bedrooms and a family bathroom. 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. Links to the A14 are also nearby. Felixstowe town centre is approximately 1 mile away.

Entrance door opening into:

**ENTRANCE HALL 11' x 5' 10" (3.35m x 1.78m)**

Laminate flooring, radiator, stairs to first floor, window to front aspect. Doors to:

**LOUNGE 13' 6" x 10' 10" (4.11m x 3.3m)**

Laminate flooring, radiator, TV point, window and door to rear aspect.

**KITCHEN/DINER 19' 10" x 10' 11" (6.05m x 3.33m)**

Fitted worktops with a tiled splashback, fitted storage units above and matching units and drawers below. Composite one and half bowl sink unit with mixer tap and single drainer. Space and plumbing available for a washing machine and dishwasher. Further space available for free standing fridge/freezer. Integrated double oven for four ring electric hob above and cooker hood. Tiled flooring, radiator, windows to both front and rear aspect. Door to:

**COVERED SIDE PASSAGEWAY**

Door to front garden. An opening into rear garden. Door to:

**CLOAKROOM**

Low level WC, Obscured window to front aspect. Tiled walls and flooring.

**FIRST FLOOR LANDING**

Window to front aspect, access to loft space, airing cupboard housing newly installed (January 2026) Baxi combi boiler. Doors to:

**BEDROOM ONE 15' 2" x 13' 7" (4.62m x 4.14m)**

Radiator, window to rear aspect, fitted wardrobes with mirror fronted sliding doors.

**BEDROOM TWO 13' 7" x 9' 4" (4.14m x 2.84m)**

Radiator, window to rear aspect, built in wardrobe.

**BEDROOM THREE 9' 10" x 8' 8" (3m x 2.64m)**

Radiator, window to front aspect.

**BATHROOM 7' 7" x 5' 6" (2.31m x 1.68m)**

Refitted suite comprising; low level WC, wash hand basin with mixer tap, panel bath with mixer tap and shower over. Fitted shower screen. Tiled walls and flooring, heated towel rail, obscured window to front aspect.

## OUTSIDE

The front of the property has been fully block paved to enable ample off road parking, outside light, door to passageway.

The landscaped west facing rear garden is fully enclosed by fencing and comprises an Italian porcelain patio area with open wood verandah, outside lighting and tap. Raised flower beds. The remained of the garden is laid to lawn, two apple trees and backs onto Coronation Park playing fields. Door to:

### **BRICK BUILT STORE 11' 4" x 6' 1" (3.45m x 1.85m)**

Light and power connected. Window to rear aspect.

## COUNCIL TAX

Band 'B'







