



The Wordsworth | Ferry Road | Felixstowe | IP11 9LU

Guide Price £585,000

**NICHOLAS**  
ESTATES

## Key features

- Four Double Bedrooms
- En-Suite To Master Bedroom
- Kitchen/Dining Area
- Castle 10 New Build Warranty
- Single Garage

## Description

The Wordsworth is walking distance from the beach and the town centre, which offers a wide range of shops & facilities.



## Directions



The Wordsworth is walking distance from the beach and the town centre, which offers a wide range of shops & facilities. This development is situated next to an Area Of Outstanding Beau



# Floor plans



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

Council Tax Band      EPC Rating

# NICHOLAS

ESTATES

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