

**89 Gosford Way, Felixstowe, IP11 9PD**

**£255,000 FREEHOLD**

**Offered for sale with no onward chain and located in a popular and established Old Felixstowe area is this beautifully presented three bedroom mid terraced family home.**

In addition to the three bedrooms the property benefits from a modern kitchen, modern shower room and a well presented rear garden.

The accommodation in brief comprises entrance hall, study, lounge/diner, kitchen, upstairs are three bedrooms, shower room and separate cloakroom. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

The property has been recently re-decorated throughout with the added benefit of newly fitted carpets in each of the bedrooms and a newly installed front entrance door.

Subject to the necessary council applications there is the potential to add a dropped kerb creating off road parking to the front of the property.

Located on Gosford Way this home is located a short distance away from good local schooling and the seafront, with the Felixstowe town centre located just over a mile away.

A viewing is highly recommended to appreciate the modern accommodation on offer.

#### **NEWLY INSTALLED ENTRANCE DOOR**

Opening into :-

#### **ENTRANCE PORCH**

With window to side aspect and a door opening into :-

#### **ENTRANCE HALLWAY**

Laminate flooring, radiator, stairs leading up to the first floor with an understairs storage area, two fitted storage cupboards and doors to :-

#### **STUDY 6' 6" x 5' 5" (1.98m x 1.65m)**

Laminate flooring, window to front aspect.

#### **LOUNGE/DINER 19' 7" x 11'4" max reducing to 8' 3" (5.97m x 2.51m)**

Laminate flooring, two radiators, TV point, windows to front and rear aspect, door to :-

#### **KITCHEN 12' 4" x 7' 5" (3.76m x 2.26m)**

Modern re-fitted kitchen comprising fitted worktops with a tiled splashback, shaker style fitted storage units above and matching units and drawers below, ceramic sink unit with mixer tap and single drainer, space and plumbing available for a washing machine, integrated under counter fridge and freezer, integrated electric oven with four ring electric hob and cooker hood above, windows and door to rear aspect.

#### **FIRST FLOOR LANDING**

Access to the loft space, airing cupboard housing combination boiler and doors to :-

#### **BEDROOM ONE 11' 8" x 11' 6" (3.56m x 3.51m)**

Newly fitted carpets, radiator, window to front aspect.

#### **BEDROOM TWO 10' 9" x 7' 6" (3.28m x 2.29m)**

Newly fitted carpets, radiator, window to rear aspect.

#### **BEDROOM THREE 12' 4" x 5' 6" (3.76m x 1.68m)**

Newly fitted carpets, radiator, window to front aspect.

#### **SHOWER ROOM 7' 7" x 4' 10" (2.31m x 1.47m)**

Modern suite comprising wash hand basin with mixer tap, double width walk in shower with Triton electric shower over, fitted splash screen, radiator, fitted storage cabinet, obscured window to rear aspect.

## SEPARATE CLOAKROOM

Low level WC, obscured window to rear aspect.

## OUTSIDE

To the front of the property there is a low maintenance open front garden which is mainly shingled with a garden pathway leading to the entrance door, there is potential subject to the necessary council permissions to drop the kerb and create off road parking.

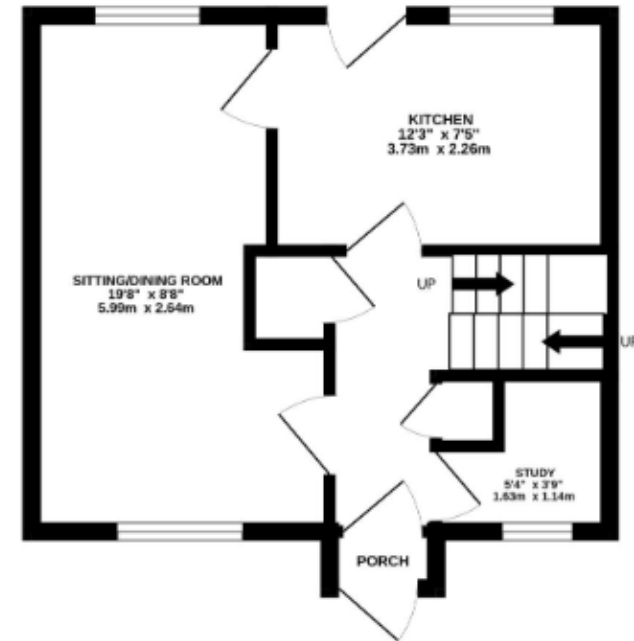
The rear garden is relatively low maintenance and is enclosed by fencing to the side boundaries, with a brick wall to the rear boundary. The garden consists of a patio area, two shingle areas, two areas laid to artificial lawn and a rear access gate and a brick built store.

## COUNCIL TAX

Band 'B'

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



1ST FLOOR

