



79 Gosford Way, Felixstowe, IP11 9PD

£295,000 FREEHOLD

Offered for sale with no onward chain and for the first time since construction in the 1970s a three bedroom end of terrace family home occupying a larger than usual plot.

In addition the property is located in a quiet but popular residential area in Old Felixstowe within close proximity to excellent local schools.

Further benefits include newly fitted carpets in the lounge/diner and entrance hallway, a study/store room and the property is set back from the road.

The accommodation in brief comprises entrance porch, entrance hallway, study/store room, lounge/diner and kitchen, upstairs are three bedrooms, bathroom with separate WC. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction. Externally the property has the potential and space for extensions subject to the necessary planning permissions.

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

UPVC DOUBLE GLAZED ENTRANCE DOOR

Opening into :-

ENTRANCE PORCH

Tiled flooring, further door opening into :-

ENTRANCE HALLWAY

Newly fitted carpets, radiator, stairs leading up to the first floor with an under stairs storage area, built in cloaks cupboard and doors to :-

STUDY/STORE ROOM 6' 6" reducing to 3' 11" x 5' 5" (1.98m x 1.65m)

Obscured window to front aspect.

LOUNGE/DINER 19' 7" x 11' 4" reducing to 8' 8" (5.97m x 2.64m)

Newly fitted carpets, two radiators, windows to both front and rear aspect, door to :-

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

Fitted worktops with tiled splashback, fitted storage units above and storage units and drawers below, stainless steel one and a half bowl sink unit with mixer tap and single drainer, space for freestanding fridge/freezer and freestanding cooker, tiled flooring, window and door to rear garden.

FIRST FLOOR LANDING

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

BEDROOM ONE 11' 9" X 11' 5" reducing to 8' 9" (3.58m x 2.67m)

Radiator, window to front aspect.

BEDROOM TWO 11' x 7' 7" (3.35m x 2.31m)

Radiator, window to rear aspect.

BEDROOM THREE 12' 5" x 5' 6" (3.78m x 1.68m)

Radiator, window to front aspect.

BATHROOM 7' 7" x 4' 10" (2.31m x 1.47m)

Suite comprising wash hand basin, bath unit with Triton electric shower over, part tiled walls, radiator, obscured window to rear aspect.

SEPARATE WC

Low level WC, obscured window to rear aspect.

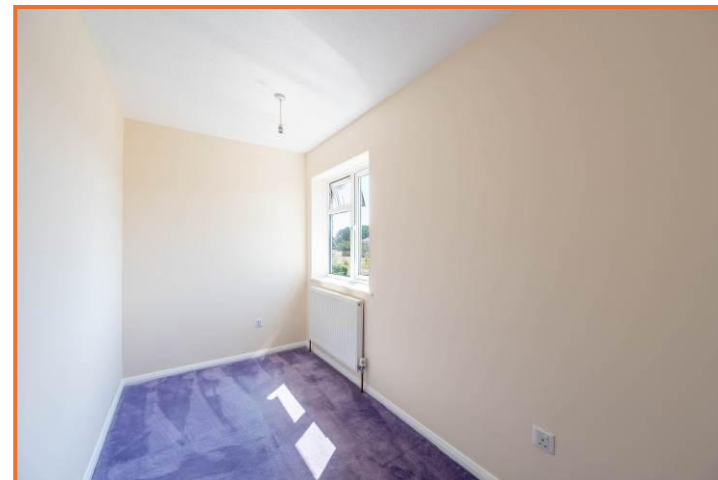
OUTSIDE

The property is accessed via a shared walkway from Gosford Way and to the front of the property is a generous sized front garden which is mainly laid to lawn with an established shrub and plant border to the front, a garden pathway leading to the entrance door and side access gate.

The rear garden also extends to the side of the property and offers potential for an extension subject to necessary planning permissions. The rear garden is mainly laid to lawn and is enclosed by fencing, there is an outside tap and access to a brick built store which has light and power connected.

COUNCIL TAX

Band 'B'



**EPC & FLOORPLAN TO
FOLLOW**