



Melford Way | | Felixstowe | IP11 2UH

£210,000

NICHOLAS
— ESTATES —

Melford Way |
Felixstowe | IP11 2UH
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A two bedroom end of terrace property situated at the end of cul-de-sac in a popular residential location within Felixstowe. The accommodation comprises, entrance hall, lounge, dining area and kitchen, the first floor offers two bedrooms and the bathroom. Outside the property offers a driveway via off road parking and provides access to the single garage, with a fully enclosed rear garden. Further benefits gas fired central heating via radiator and uPvc double glazed windows and doors throughout. The property is offered with no onward chain.

- End Of Terrace
- Two Bedrooms
- Two Reception Rooms
- Single Garage
- Fully Enclosed Rear Garden

Entrance Porch

Front aspect double glazed door, side aspect double glazed window, tiled floor and storage cupboard, door to;

Lounge

13'5 x 11'7 (4.09m x 3.53m)

Front & rear aspect double glazed windows, radiator, carpet, stairs to 1st floor, open to;



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Dining Area

9'2 x 6'0 (2.79m x 1.83m)

Front aspect double glazed window, radiator and wood effect flooring, open to;

Kitchen

9'2 x 7'3 (2.79m x 2.21m)

Rear aspect double glazed door and double glazed window, wood laminate flooring, work surface, stainless steel sink & drainer, space for washing machine, wall and base mounted units and tiled splash backs.

Landing

Carpet, airing cupboard with gas fired boiler, doors to;

Bedroom 1

13'6 x 8'8 (4.11m x 2.64m)

Front aspect double glazed window, radiator, carpet and over stairs storage recess.

Bathroom

Front aspect double glazed window, tile effect flooring, low level flush w/c, hand wash basin, heated towel rail and panelled bath with shower over and tiled surround.

Bedroom 2

9'2 x 8'0 (2.79m x 2.44m)

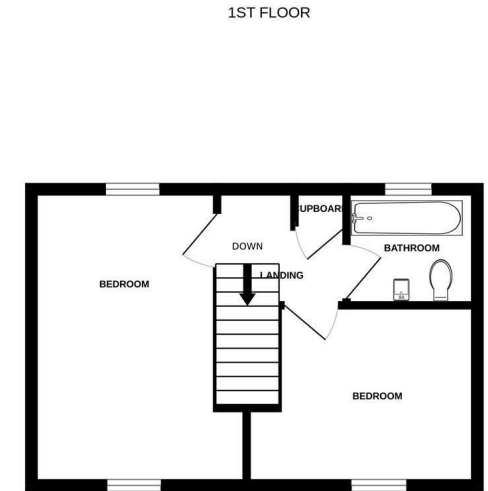
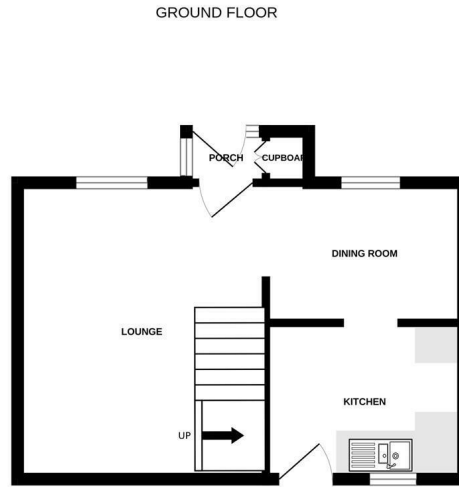
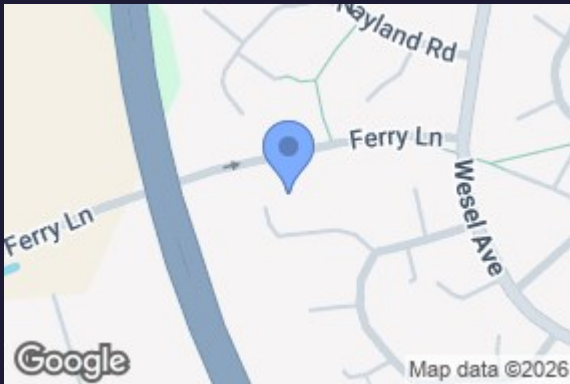
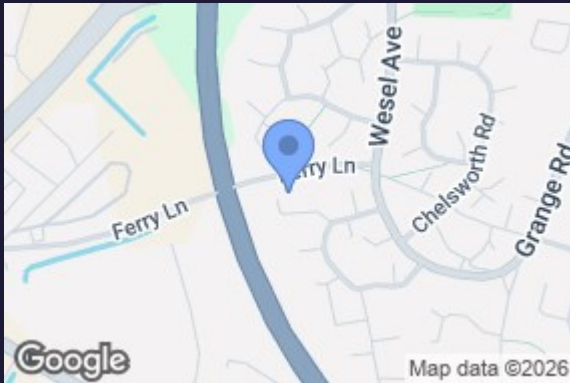
Rear aspect double glazed window, radiator, carpet and loft access.

Outside

The property benefits a driveway with off road parking and provides access to the single garage. To the rear the garden is fully enclosed and is largely laid to lawn.

Garage

Up & over door.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band **B** EPC Rating **C**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	69	
(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	

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