



77 Elizabeth Way, Felixstowe, IP11 2PQ

£245,000 FREEHOLD

Viewing is highly recommended for this well proportioned three bedroom mid terraced ex local authority home which is seemingly ideal for a first time buyer.

In addition to the three bedrooms the property benefits from two reception rooms, ample off road parking and generous sized accommodation throughout.

The accommodation in brief comprises entrance hall, lounge, dining room, kitchen, cloakroom, side passageway, upstairs 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 a short distance away from a major supermarket, doctor's surgery and a pharmacy with Felixstowe town centre approximately one mile away.

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

UPVC ENTRANCE DOOR

Opening into :-

ENTRANCE HALLWAY 10' 11" x 5' 10" (3.33m x 1.78m)

Laminate flooring, window to front aspect, stairs leading to the first floor and doors to :-

LOUNGE 13' 7" x 10' 11" (4.14m x 3.33m)

Laminate flooring, radiator, TV point, obscured windows and door to rear aspect and an opening into :-

DINING ROOM 10' 10" x 8' 3" (3.3m x 2.51m)

Laminate flooring, radiator, window to rear aspect, opening into :-

KITCHEN 11' 25" x 7' 11" (3.99m x 2.41m)

Re-fitted kitchen comprising fitted worktops with a tiled splashback, fitted storage units above and matching storage units and drawers below, stainless steel one and a half bowl sink unit with mixer tap and single drainer, space and plumbing available for a washing machine and further space available for freestanding fridge/freezer, integrated gas oven with four ring gas hob and extractor above, pantry cupboard, laminate flooring, door to entrance hallway, window to front aspect and a door into :-

SIDE PASSAGEWAY

Which has front and rear access, access to outside store and door to :-

CLOAKROOM

High level WC, obscured window to front aspect.

FIRST FLOOR LANDING

Window to front aspect, access to loft space, cupboard housing combi-boiler and doors to :-

BEDROOM ONE 15' 3" x 13' 8" (4.65m x 4.17m)

Radiator, window to rear aspect, built in wardrobe and further wall lined fitted wardrobes with sliding doors.

BEDROOM TWO 13' 8" x 9' 8" (4.17m x 2.95m)

Radiator, window to rear aspect, built in single wardrobe.

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

Radiator, window to front aspect.

BATHROOM 7' 7" x 5' 5" (2.31m x 1.65m)

Suite comprising low level WC, wash hand basin, corner bath with electric shower over, tiled walls, shaver point, heated towel rail, obscured window to front aspect.

OUTSIDE

To the front of the property it has been fully block paved to enable ample off road parking, there is a door into the side passageway.

The rear garden is of low maintenance and comprises a block paved patio area with a low brick wall dividing to the rest of the garden which is enclosed by fencing and has been laid with bark, two timber storage sheds, outside tap, access to brick built store which has light and power connected.

COUNCIL TAX

Band 'B'



