



66 Western Avenue, Felixstowe, IP11 9NX

£325,000 FREEHOLD

Offered for sale and with no onward chain, a detached bungalow set down a walkway in a popular location in Old Felixstowe, within walking distance of the sea at Cliff Road.

Accommodation consists of entrance porch, an open plan lounge / dining room, a fitted kitchen, three bedrooms, bathroom and conservatory.

Heating is supplied in the form of gas fired central heating via radiators, windows are of double glazed construction.

Externally to the rear aspect is an enclosed garden extending to approximately 39' in width x 23' in depth and there is also parking via a driveway for one vehicle and brick built garage.

UPVC double glazed entrance door leading to:-

ENTRANCE PORCH 4' 5" x 4' 2" (1.35m x 1.27m)

UPVC double glazed construction, part glazed door (not double glazed) leading to:-

LOUNGE / DINING ROOM 22' 3" x 17' 4" (6.78m x 5.28m)

An open room consisting of:-

LOUNGE 17' 3" x 12' (5.26m x 3.66m)

Radiator, UPVC double glazed window to the rear aspect, part glazed door leading to conservatory.

DINING AREA 9' 10" x 9' 2" (3m x 2.79m)

Radiator, window to the front aspect, doors leading inner hallway and also into kitchen.

CONSERVATORY 9' 10" x 6' 4" (3m x 1.93m)

Double glazed construction with a patio door leading to the rear garden.

KITCHEN 9' 10" x 7' 7" (3m x 2.31m)

Fitted comprising a single drainer sink unit with cupboards under a range of in total eleven fitted cupboards / eye level units, two drawers and work surfaces. Fitted four ring hob, a Neff double oven, plumbing for automatic washing machine, radiator, UPVC double glazed window to the front aspect, UPVC double glazed door leading to outside.

INNER HALLWAY

Double door airing cupboard (4'4" x 3') housing a Viessmann combination boiler serving domestic hot water supply and central heating. Doors leading to:-

BEDROOM 1. 12' x 9' 9" (3.66m x 2.97m)

Four fitted wardrobes (two single and one double) radiator, UPVC double glazed window to the rear aspect.

BEDROOM 2. 9' 10" x 9' 8" (3m x 2.95m)

Radiator, fitted double wardrobe, UPVC double glazed window to the front aspect.

BEDROOM 3. 9' x 7' 6" (2.74m x 2.29m)

Radiator, fitted wardrobe, UPVC double glazed window to the rear aspect.

BATHROOM 7' 3" x 6' 5" (2.21m x 1.96m)

Fitted with a white suite, fully tiled wall surfaces comprising panelled bath with mixer taps and shower attachment, low level W.C., raised bowl wash hand basin, heated towel rail / radiator, UPVC double glazed window to the front aspect.

OUTSIDE

The property is accessed from the front aspect and has a garden enclosed by fencing.

The main gardens are situated to the rear aspect, extends to approximately 39' in width x 27' depth are laid mainly to lawn, enclosed by a wall and fencing, also offers a rear access to the garage and a gate allowing access from the parking space.

PARKING / GARAGE

The property has a driveway enabling off street parking for one vehicle leading to a brick built garage 17' 5" x 8' 2" up and over door, power and light connected and personal door leading into the rear garden.

COUNCIL TAX BAND

Band 'C'





Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	70	
(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	