



149 Maidstone Road, Felixstowe, IP11 9EQ

£215,000 FREEHOLD

Offered for sale with no onward chain and seemingly ideal for a first time buyer or buy to let investor is this three bedroom semi-detached home.

In addition to the three bedrooms the property benefits from two reception rooms, a long rear garden and has recently been re-carpeted and re-painted throughout.

The accommodation in brief comprises entrance porch, lounge, inner hall, dining room, kitchen, rear lobby and bathroom, on the first floor are two bedrooms with the third bedroom located on the second floor. 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 within close proximity to local schools such as Felixstowe High School and a host of shops and amenities located on Walton High Street.

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

UPVC DOUBLE GLAZED ENTRANCE DOOR

Opening to:-

ENTRANCE PORCH

With obscured windows to front and side aspects. Further door opening into :-

LOUNGE 12' 6" x 10' 11" (3.81m x 3.33m)

Radiator, TV point, window to front aspect, door into inner hall, window to side aspect, stairs to the first floor and door to:-

DINING ROOM 12' 6" x 11' 11" (3.81m x 3.63m)

Radiator, under stairs storage cupboard, French doors to outside and an opening into :-

KITCHEN 9' 5" x 6' 5" (2.87m x 1.96m)

Fitted worktops with a tiled splashback, fitted storage units above and matching units and drawers below, stainless steel sink unit with mixer tap and single drainer, space and plumbing available for a washing machine and further space available for freestanding cooker, tiled flooring, window to side aspect and an opening into :-

REAR LOBBY

Space available for freestanding fridge/freezer, gas boiler and door to:-

BATHROOM 8' 6" x 6' 4" (2.59m x 1.93m)

Suite comprising low level WC, wash hand basin with mixer tap, P-shaped panelled bath with mixer tap and shower over, tiled flooring, heated towel rail, shaver point, extractor, obscured window to side aspect.

FIRST FLOOR LANDING

Stairs leading up to the second floor and doors to :-

BEDROOM ONE 12' 6" x 10' 11" (3.81m x 3.33m)

Radiator, window to front aspect, original feature fireplace, under stairs cupboard.

BEDROOM TWO 12' 6" x 8' 11" (3.81m x 2.72m)

Radiator, window to rear aspect, TV point.

DOOR AND STAIRS LEADING UPTO

BEDROOM THREE 12' 5" x 11' 4" (3.78m x 3.45m)

Radiator, TV point, window to side aspect.

OUTSIDE

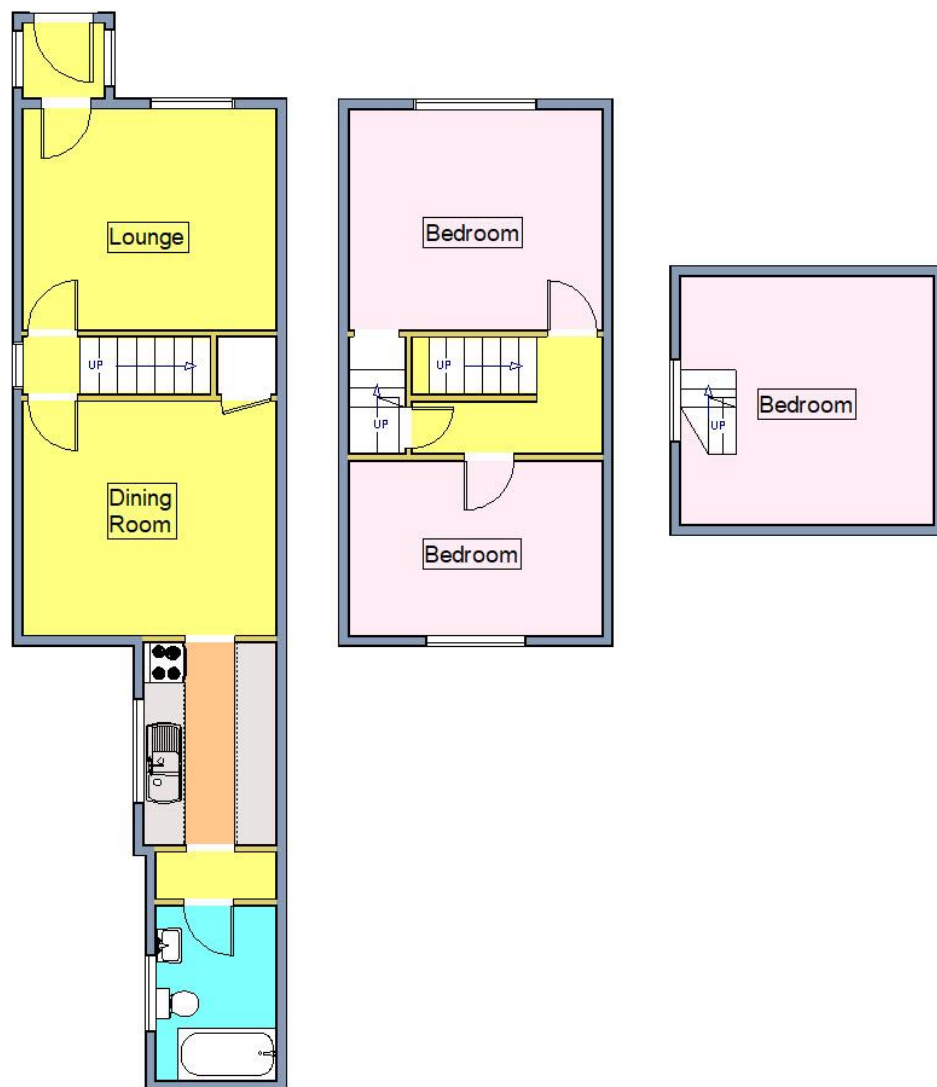
To the front of the property there is a small front garden with a low brick wall to the front boundary, slate shingled area and access to a shared side passageway.

The generous size rear garden is of easterly aspect, enclosed by fencing and separated into two sections. The first section has a side access gate, raised block paved patio area and the remainder of the garden is laid to lawn. The second half of the garden which has been fenced off is also of generous size, enclosed by fencing and has the potential to create an off road parking space accessed from Margaret Street subject to the necessary permissions.

COUNCIL TAX

Band 'B'





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