



135 High Road West, Felixstowe, IP11 9BD

£239,950 FREEHOLD

A well-proportioned older style bay fronted three bedroom semi detached house of red brick construction beneath a pitched slate roof.

The well planned and spacious accommodation briefly comprises entrance hallway, open plan lounge/dining room, kitchen, bathroom, three first floor bedrooms and first floor cloakroom. Further benefits include UPVC sealed unit double glazed windows, gas fired central heating via radiators with a modern combination boiler and a good size south facing rear garden.

The property is conveniently located in the Village of Walton, a short distance from a useful parade of shops in the High Street and nearby schools and Felixstowe Academy, bus services providing easy access to the County Town of Ipswich and into Felixstowe's main town centre with a variety of restaurants, cafes and shops available.

UPVC SEALED UNIT DOUBLE GLAZED ENTRANCE DOOR

Opening to :-

ENTRANCE HALLWAY

Radiator, wood plank effect flooring, staircase leading to the first floor.

THROUGH LOUNGE/DINING ROOM 26' 4" max into bay x 10'10" increasing to 11' 6" (8.03m x 3.51m)

LOUNGE AREA 14' 4" into bay reducing to 11'6" x 11' (4.37m x 3.35m)

Fireplace recess with oak mantle and cast iron log burner with hearth, radiator, UPVC sealed unit double glazed bay window to the front aspect.

DINING AREA 11' 8" x 11' 7" (3.56m x 3.53m)

Feature fireplace recess with oak mantle and slate hearth, radiator, under stairs storage cupboard, UPVC sealed unit double glazed door opening to the rear garden, door to :-

KITCHEN

Fitted with a comprehensive range of modern high gloss finished units comprising base cupboards and drawers with work surfaces over, inset stainless steel single drainer one and a half bowl sink unit, tiled splashbacks, matching eye level cupboards, space and plumbing for automatic dishwasher, space and plumbing for automatic washing machine, ceiling spotlights, cupboard housing wall mounted Vaillant gas fired boiler, space for tall fridge/freezer, space for cooker with extractor hood over, Quartz style tiled floor, UPVC sealed unit double glazed window to the side aspect.

BATHROOM

Modern white suite comprising panelled bath with mixer tap and Triton T80 shower over, glazed shower screen, pedestal wash hand basin with mixer tap, low level WC, part tiled walls, ceiling spotlights, extractor fan, Quartz style tiled floor, UPVC sealed unit double glazed window to the side and rear aspect.

FIRST FLOOR LANDING

Access to loft space, built in storage cupboard.

BEDROOM ONE 13' 7" max reducing to 12'2" x 11' 6" (4.14m x 3.51m)

Original feature fireplace, two built in double door wardrobes, radiator, UPVC sealed unit double glazed window to the front aspect.

BEDROOM TWO 11' 8" x 9' 2" (3.56m x 2.79m)

Original feature fireplace, radiator, UPVC sealed unit double glazed window to the rear aspect.

BEDROOM THREE 8' 6" x 6' 6" (2.59m x 1.98m)

Radiator, UPVC sealed unit double glazed window to the rear aspect.

CLOAKROOM

Modern white suite comprising low level WC, wash hand basin with mixer tap, tiled splashback and high gloss finished double door vanity cupboard below, electric shaver point, ceiling spotlights, extractor fan, part tiled walls, UPVC sealed unit double glazed window to the side aspect.

OUTSIDE

To the front of the property there is a low maintenance garden with slate chippings and red brick wall to the front boundary, pathway leading to the entrance door, side gate access to :-

REAR GARDEN

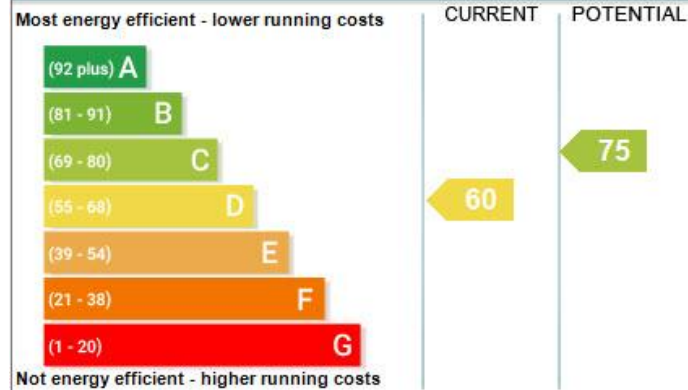
To the rear of the property there is a good size south facing garden comprising paved patio areas, cold water tap and timber fencing to the boundaries.

COUNCIL TAX

Band 'B'

Address: 135 High Road West, FELIXSTOWE, IP11 9BD
RRN: 0075-3063-2206-5336-0204

Energy Rating



England & Wales

EU Directive
2002/91/EC

