



41 Queens Road, Felixstowe, IP11 7QU

£420,000 FREEHOLD – NO CHAIN

An older style detached four-bedroom house built in the 1920s, requiring some general modernisation throughout, situated close to town centre and seafront.

A house build in the 1920s of traditional brick cavity wall construction with a rendered finish beneath a pitched tiled roof. The accommodation briefly comprises entrance hall, shower room/utility, lounge, dining room, lean to porch, kitchen/breakfast room, four bedrooms, bathroom and separate WC. Heating is supplied in the form of modern electric thermostatically controlled radiators and windows have been replaced primarily with UPVC sealed units.

The property is conveniently situated within a short distance to the sea, promenade and town centre with a variety of cafes, restaurants, shops and amenities available.

UPVC SEALED UNIT DOUBLE GLAZED ENTRANCE DOOR

Opening to :-

ENTRANCE PORCH

Wooden entrance door opening to :-

ENTRANCE HALLWAY

Staircase leading to the first floor with storage cupboard below, electric Dimplex convector heater, telephone point, UPVC sealed unit double glazed window to the side aspect.

SHOWER ROOM/UTILITY White suite comprising low level WC, wash hand basin with mixer tap and high gloss finished vanity cupboards below, glazed corner shower cubicle with Triton T80 shower unit, waterproof panelled walls, plumbing for automatic washing machine, UPVC sealed unit double glazed window to the side aspect.

LOUNGE 20' 6" x 13' (6.25m x 3.96m)

Open fireplace with tiled surround and matching hearth, two electric thermostatically controlled radiators, picture rail, coved ceiling, UPVC sealed unit double glazed windows to the front and side aspect.

DINING ROOM 13' x 10' 2" (3.96m x 3.1m)

Tiled fireplace, electric thermostatically controlled radiator, picture rail, coved ceiling, UPVC sealed unit double glazed window to the side aspect, glazed aluminium sliding doors opening to :-

LEAN TO PORCH

UPVC sealed unit double glazed windows and door opening to the rear garden.

KITCHEN/BREAKFAST ROOM 16' max x 10' max (4.88m x 3.05m)

L-Shaped room. Range of units with light oak trim, comprising base cupboards and drawers, wood grain effect work surfaces over, inset stainless steel single drainer sink unit, tiled splashbacks, matching eye level cupboards, electric four ring hob, built in double oven, UPVC sealed unit double glazed windows to the rear and side aspect, UPVC sealed unit double glazed door leading to a side covered area.

FIRST FLOOR LANDING

Access to loft space.

BEDROOM ONE 16' x 10' plus corner square bay 6'6" x 6' 2" (4.88m x 1.88m)

Electric thermostatically controlled radiator, UPVC sealed unit double glazed windows to the front and side aspect.

BEDROOM TWO 13' x 10' (3.96m x 3.05m)

Electric thermostatically controlled radiator, built in storage cupboard, built in airing cupboard with pre-insulated lagged hot water cylinder, pine slatted shelves, double door storage cupboard and walk in eaves cupboard, UPVC sealed unit double glazed window to the side aspect.

BEDROOM THREE 13' 2" x 10' (4.01m x 3.05m)

Electric thermostatically controlled radiator, picture rail, UPVC sealed unit double glazed windows to the front and side aspect.

BEDROOM FOUR 10' 2" x 9' 8" (3.1m x 2.95m)

Electric thermostatically controlled radiator, UPVC sealed unit double glazed window to the front aspect.

BATHROOM

White suite comprising panel bath, pedestal wash hand basin, electric Dimplex convector heater, UPVC sealed unit double glazed window to the side aspect.

SEPARATE WC

High level suite, UPVC sealed unit double glazed window to the side aspect.

OUTSIDE

The property has gardens to the front with mature shrubs and concrete driveway enabling tandem parking for numerous vehicles, access to a concrete sectional garage.

To the rear of the property is a good size garden comprising lawn and well stocked established shrubs and flower borders.

COUNCIL TAX

Band 'E'

Address: 41 Queens Road, FELIXSTOWE, IP11 7QU
RRN: 0310-2600-6440-2875-3941







