



16 Prestwick Avenue, Felixstowe, IP11 9LF

£310,000 FREEHOLD

Offered for sale with no onward chain and located in a popular residential street in Old Felixstowe is this well presented modernised three bedroom mid terrace family home.

In addition to the three bedrooms the property benefits from ample off road parking, garage, south facing rear garden and a modern bathroom.

The accommodation in brief comprises entrance porch, entrance hall, cloakroom, lounge/diner, kitchen, upstairs are three 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.

Prestwick Avenue is located a short distance away from local schools such as Colneis Junior which boasts an Ofsted rating of 'Good'. Additionally Felixstowe seafront and town centre are both a short distance away.

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

UPVC DOUBLE GLAZED ENTRANCE DOOR

Opening into :-

ENTRANCE PORCH 4' 8" x 3' 11" (1.42m x 1.19m)

Radiator, window to side aspect and an opening into :-

ENTRANCE HALL 7' 7" x 6' 7" (2.31m x 2.01m)

Tiled flooring, stairs leading up to the first floor and doors to :-

CLOAKROOM

Suite comprising low level WC, wash hand basin, radiator and obscured window to front aspect.

KITCHEN 12' 5" x 6' 11" (3.78m x 2.11m)

Modern kitchen comprising fitted worktops with a tiled splashback, high gloss storage units above and matching 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 spaces available for under counter fridge/freezer, freestanding cooker. Radiator, window to front aspect, Vaillant boiler.

LOUNGE/DINER 19' 6" reducing to 15' x 14' 11" (5.94m x 4.55m)

Radiator, TV point, gas feature fireplace with surround, under stairs storage cupboard, two sets of doors opening into rear garden.

FIRST FLOOR LANDING Access to loft space and doors to :-

BEDROOM ONE 11' 8" x 11' 7" (3.56m x 3.53m)

Radiator, window to rear aspect, fitted wardrobes with mirror fronted sliding doors.

BEDROOM TWO 11' 7" x 10' 4" (3.53m x 3.15m)

Radiator, window to front aspect.

BEDROOM THREE 7' 6" x 6' 10" (2.29m x 2.08m)

Radiator, window to rear aspect.

FAMILY BATHROOM 7' 6" x 6' 10" (2.29m x 2.08m)

Modern re-fitted suite comprising low level WC, wash hand basin with mixer tap, panelled bath with mixer tap and shower head attachment, separate shower, part tiled walls, heated towel rail, extractor, obscured window to front aspect.

OUTSIDE

To the front of the property the front garden has been fully block paved to allow ample off road parking, there is a decorative side shingle area, there is also two brick built outdoor stores and a service door into :-

GARAGE 16' x 8' 5" (4.88m x 2.57m)

Up and over door, light and power connected.

REAR GARDEN

The rear garden is of south facing aspect, enclosed by fencing and comprises a decking area with a garden path leading to the rear of the garden, two artificial lawn areas, timber shed, rear access gate.

COUNCIL TAX

Band 'B'







