



Leopold Road | | Felixstowe | IP11 7NP

Guide Price £235,000

NICHOLAS
— ESTATES —

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A well presented first & second floor maisonette situated between the town centre and sea front, offering partial sea views from the first floor. Benefitting, off road parking and a fully enclosed shared rear garden.

- Town Centre Location
- Walking Distance To The Sea
- Split Over First & Second Floor
- Separate Study
- Off Road Parking
- Partial Sea View
- Fibre Optic Broadband Recently Installed

Entrance Hall

Front aspect door, carpet and stairs to first floor.

Landing

Carpet, radiator, stairs to second floor and doors to:

Kitchen

12'1 x 6'8 (3.68m x 2.03m)

Rear aspect double glazed Tilt & turn sash window, vinyl floor, wall and base units, space and plumbing for washing machine, work surface, stainless steel sink and drainer, gas fired boiler and tiled splash backs.



A well presented first & second floor maisonette situated between the town centre and sea front, offering partial sea views from the first floor. The accommodation comprises, ground floor entrance hall, landing providing access to, bay fronted loun



Bathroom

Side aspect double glazed window, vinyl floor, radiator, low level flush WC, hand wash basin and panelled bath with tiled splash backs.

Study

8'5 x 5'2 (2.57m x 1.57m)

Front aspect sash window and carpet.

Living/ Dining Room

15'2 x 12'6 (4.62m x 3.81m)

Front aspect bay sash window, carpet, radiator and feature fireplace.

Landing.

Rear aspect double glazed tilt and turn window, carpet and doors to:

Bedroom Two

11'5 x 9'8 (3.48m x 2.95m)

Rear aspect double glazed dormer window, radiator and carpet.

Bedroom One

11'6 x 10'0 (3.51m x 3.05m)

Front aspect double glazed dormer window, radiator and carpet.

Outside

Shared garden and garden shed.

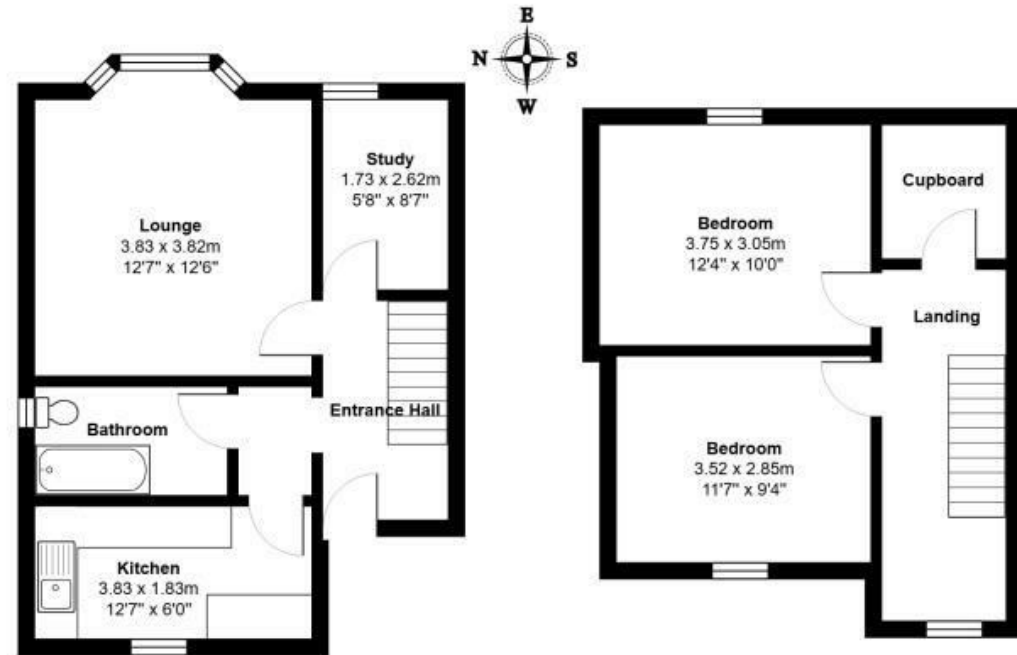
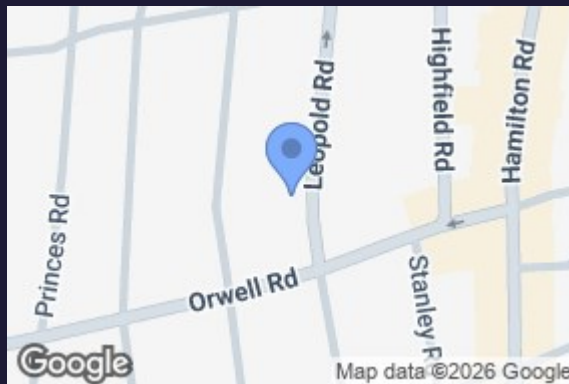
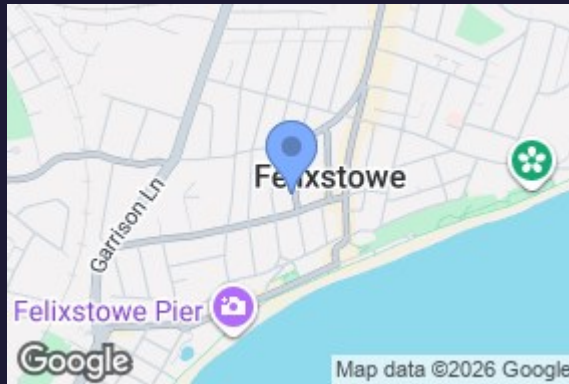
Store Room

6'1 x 5'6 (1.85m x 1.68m)

Power and lighting, carpet and loft access.

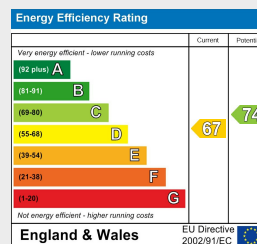
Agents Note

Lease length - 965 years Annual Building Insurance is Shared between 44 & 44a - share is approx £240.



Total Area: 75.0 m² ... 807 ft²

Council Tax Band **B** EPC Rating **D**



173 Hamilton Road
Felixstowe
Suffolk
IP11 7DR
01394 282828
felixstowe@yourhome.co.uk