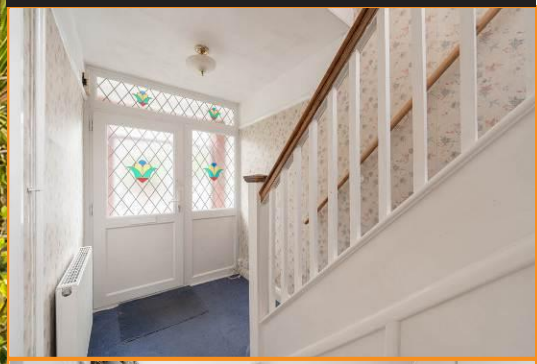
Scott Beckett
Estate Agents



12 Barton Road, Felixstowe, IP11 7JH

£320,000 FREEHOLD

Offered for sale with no onward chain and located within close proximity to Felixstowe town centre and seafront is this double bay fronted three bedroom semi detached family home in need of modernisation.

In addition to the three bedrooms the property benefits from two reception rooms, off road parking and a south facing rear garden.

The accommodation in brief comprises entrance porch, entrance hall, lounge, dining room, kitchen, lean to utility, upstairs are three bedrooms, a bathroom with separate cloakroom. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

Barton Road is popular tree lined residential road situated a short distance away from Felixstowe town centre and seafront.

A viewing is highly recommended to appreciate the potential that the property has on offer.

SLIDING DOOR OPENING INTO :-
ENTRANCE PORCH With entrance door opening into :-

ENTRANCE HALLWAY 12' 8" x 5' 7" (3.86m x 1.7m)
Radiator, stairs leading up to the first floor with an under stairs cupboard and doors to :-

LOUNGE 13' 5" into the bay x 12' 1" (4.09m x 3.68m)
Bay window to front aspect, radiator, feature fireplace, picture rails.

DINING ROOM 15' 2" x 10' 11" (4.62m x 3.33m)
Radiator, gas feature fireplace, patio doors to rear garden, picture rail.

KITCHEN 11' 11" x 6' 8" (3.63m x 2.03m)
Fitted worktops with a tiled splashback, fitted storage units above and fitted units and drawers below, stainless steel sink unit with mixer tap and single drainer, space and plumbing available for washing machine, further space available for tumble dryer, space for freestanding cooker and under counter fridge, pantry cupboard, Viessman boiler, window to side aspect and door to :-

LEAN TO
Power connected, window and door to outside.

FIRST FLOOR LANDING
Obscured stained glass effect window to side aspect, radiator, access to the loft space and doors to :-

BEDROOM ONE 14' 11" into the bay x 11' 1" (4.55m x 3.38m)
Bay window to the front aspect, radiator, feature fireplace.

BEDROOM TWO 14' x 11' 1" (4.27m x 3.38m)
Radiator, feature fireplace, fitted wardrobes housing hot water cylinder, window to rear aspect.

BEDROOM THREE 7' 2" x 6' 7" (2.18m x 2.01m)
Radiator, window to front aspect.

BATHROOM 7' 3" x 6' 6" (2.21m x 1.98m)
Suite comprising hand wash basin, panelled bath with mixer tap and shower head over, tiled walls, radiator, obscured window to rear aspect.

SEPARATE WC
Low level WC, obscured window to side aspect.

OUTSIDE
To the front of the property is a driveway enabling off road parking for one car, the remainder of the garden is laid to lawn with established shrub and plant border with a low brick wall to the front boundary.

The rear garden is of south facing aspect, enclosed by fencing and is mainly laid to lawn with an established shrub and plant border, outside tap, patio area, two storage sheds and a side access gate.

COUNCIL TAX
Band 'D'

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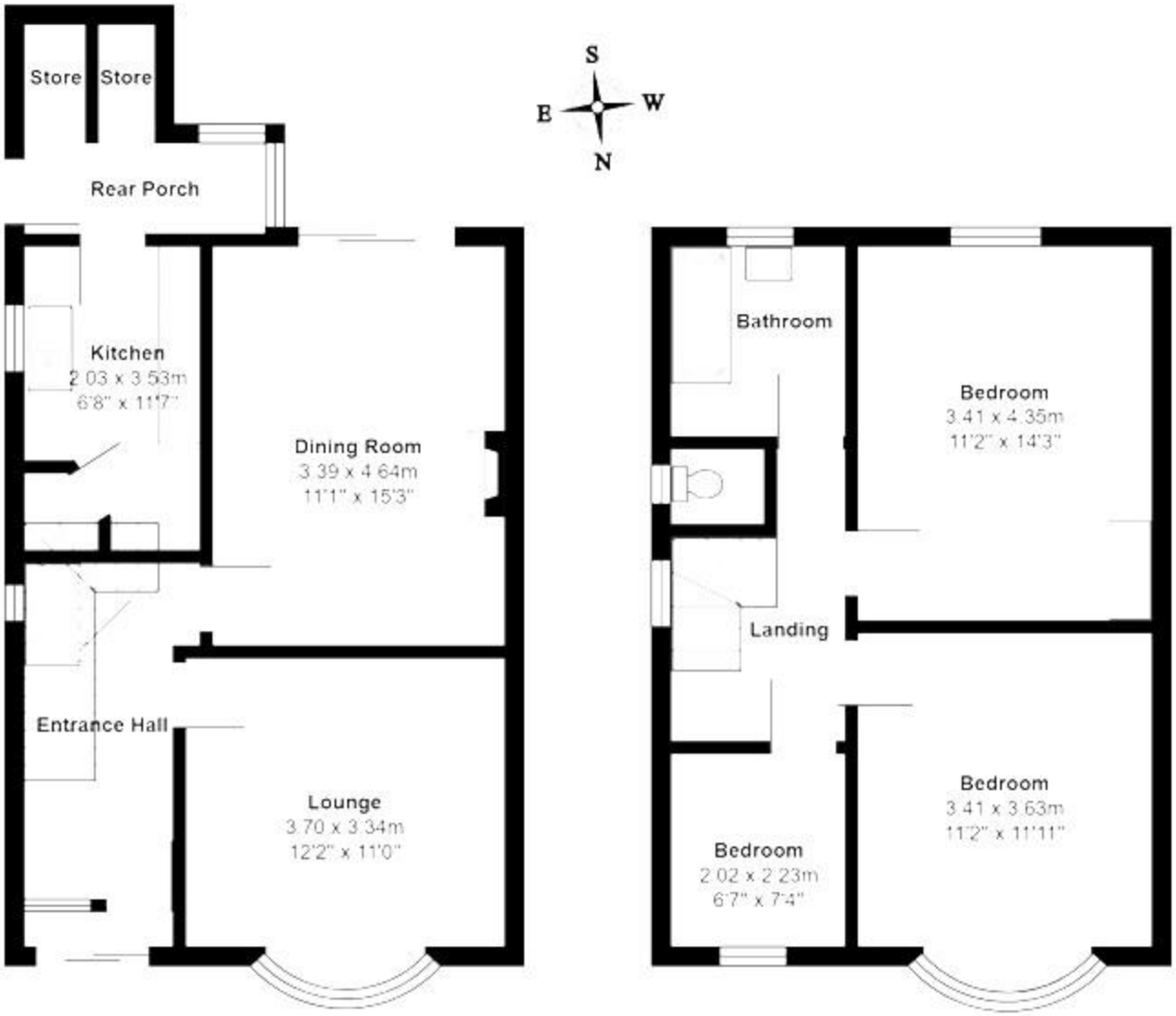
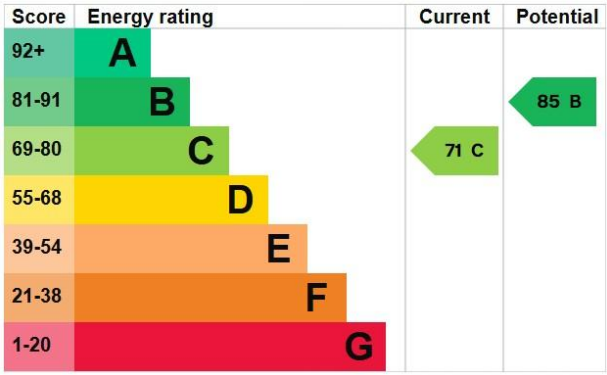

Store
Store
Rear Porch
S
E
W
N
Kitchen
2.03 x 3.53m
6'8" x 11'7"
Dining Room
3.39 x 4.64m
11'1" x 15'3"
Entrance Hall
Lounge
3.70 x 3.34m
12'2" x 11'0"
Bathroom
Bedroom
3.41 x 4.35m
11'2" x 14'3"
Landing
Bedroom
3.41 x 3.63m
11'2" x 11'11"
Bedroom
2.02 x 2.23m
6'7" x 7'4"


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