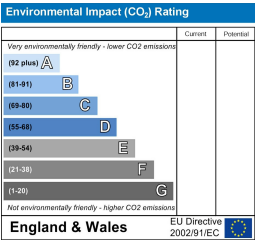
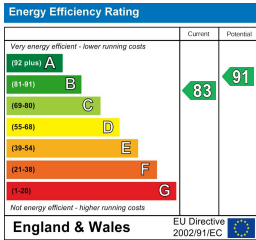




While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors and any other items are approximate and not responsibility to whom any minor omission or mis-statement. This plan is for guidance purposes only and should be used as a guide for only prospective purchasers. The services, fixtures and appliances shown here are not intended to be guaranteed as to their operability or efficiency can be given.
Made with SketchUp 16.0.0.7



25 Kemsley Road, Felixstowe IP11 9AP

£360,000

Modernised and extended, this three bedroom semi-detached bungalow is situated in a popular residential road only a few minutes walk from Walton High Street, Felixstowe. Don't miss the chance to make this SPACIOUS & WELL PRESENTED bungalow your own. Benefits from gas central heating, double glazed windows, large kitchen/breakfast room & lounge, conservatory, bathroom & cloakroom, enclosed rear gardens and ample off road parking. Call now to arrange your viewing.



THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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25 Kemsley Road, Felixstowe, IP11 9AP

Located in the picturesque coastal town of Felixstowe, residents can enjoy the nearby amenities, including shops, schools, and beautiful coastal walks. This bungalow presents an excellent opportunity for those looking to settle in a friendly community while enjoying the comforts of modern living.

HALLWAY:

With a radiator, loft access with pull down ladder and light, housing combi boiler, 2 cupboards, doors off

KITCHEN/BREAKFAST ROOM: 27'8 x 9'3 (8.43m x 2.82m)

Double glazed window to rear, this beautiful fitted kitchen has a range of wall and base units with built in lighting in plinths, integrated double oven, induction hob, dishwasher, marble style worktops, breakfast bar, sink and drainer. Space for fridge/freezer, ceiling light tunnel, tiled floor, doors off.

CONSERVATORY: 11'3 x 10 (3.43m x 3.05m)

Double glazed windows and doors. Sink and fitted storage units.

LOUNGE: 17'9 x 9'3 (5.41m x 2.82m)

Double glazed window to front and a radiator. Doors conveniently opening onto the kitchen/breakfast room.

BEDROOM THREE/DINING ROOM: 11'3 x 10 (3.43m x 3.05m)

Double glazed window to rear and a radiator.

BATHROOM:

Double shower tray with glass screen, W.C, hand wash basin with vanity unit under, tiled walls and towel radiator.

BEDROOM ONE: 13 x 8'7 (3.96m x 2.62m)

Double glazed window to front, radiator, door to

EN-SUITE CLOAKROOM:

Double glazed window to side, hand wash basin and W/C.

BEDROOM TWO: 10'9" x 9'9" (3.28m x 2.97m)

Double glazed window to side and a radiator.

OUTSIDE:

To the front is a block paved driveway providing ample off road parking. Side access leads to the rear via a gate.

The rear garden is a low maintenance design with artificial lawn, well stocked flower and shrub borders, block paved patio, resin bound gravel path leading to a screened area with 2 sheds and a greenhouse.

SOLAR PANELS generating income via E-ON.

IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email ipswich@hamilton-smith.com

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