

Scott Beckett
Estate Agents







1 Nacton Road, Felixstowe, IP11 2EU

£175,000 FREEHOLD

Offered for sale with vacant possession and no onward chain a two-bedroom single bay end of terrace house benefitting from gas fired central heating to radiators and UPVC double glazed windows throughout.

In addition to the two bedrooms further accommodation consists of a lounge, dining room, kitchen and first floor bathroom.

To the rear of the property is a small but pleasant enclosed garden area with the front garden also being enclosed by fencing.

Nacton Road is located approximately one mile from Felixstowe's main town centre in Hamilton Road but also close to Felixstowe's seafront at Sea Road and with good links to the A14 and Dock complex.

Seemingly ideal for a first time buyer and offered for sale with no onward chain an internal inspection is advised to appreciate the accommodation on offer.

ACCOMMODATION

UPVC DOUBLE GLAZED ENTRANCE DOOR
Leading to :-

LOUNGE 11' 9" into bay reducing to 9'6" x 11' 1" (3.58m x 3.38m)
Radiator, UPVC double glazed bay window to front aspect, doorway leading into :-

INNER LOBBY
With staircase leading to first floor landing and archway leading into :-

DINING ROOM 11' 3" x 9' 6" (3.43m x 2.9m)
Radiator, under stairs storage cupboard, window to rear aspect (not UPVC double glazed), archway leading into :-

KITCHEN 10' 9" x 7' (3.28m x 2.13m)
Comprising single drainer sink unit with cupboards under, fitted drawers, cupboards and work surfaces, fitted five ring gas hob and Zanussi oven, wall mounted Baxi combination boiler serving domestic hot water supply and central heating, UPVC double glazed window to rear aspect, window to side aspect (not UPVC), wooden door with glazed panels leading to :-

SIDE PORCH 11' x 3' (3.35m x 0.91m)
Tiled flooring, polycarbonate roof, UPVC double glazed door leading to rear garden.

FIRST FLOOR LANDING 12' 3" x 2' 9" (3.73m x 0.84m)
Radiator, doors leading to :-

BEDROOM ONE 11' 2" x 9' 7" (3.4m x 2.92m)
Radiator, over stairs storage cupboard, UPVC double glazed window to front aspect.

BEDROOM TWO 9' 5" x 8' 4" (2.87m x 2.54m)
Radiator, UPVC double glazed window to rear aspect.

BATHROOM 10' 8" x 7' 3" (3.25m x 2.21m)
Part tiled wall surfaces comprising panelled bath with mixer taps and shower attachment, low level WC, wash hand basin, radiator, UPVC double glazed window to rear aspect.

OUTSIDE
The property has gardens to both front and rear aspects.

FRONT GARDEN

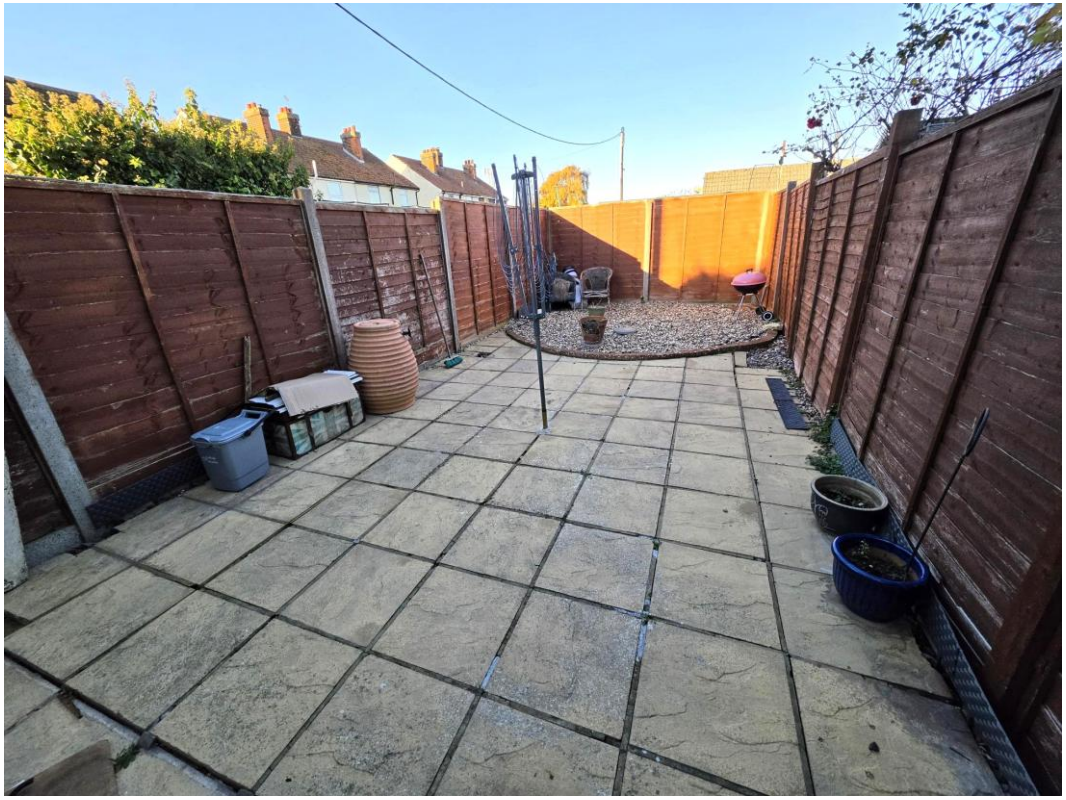
A small garden mainly gravelled with tiled pathway leading to front door, gate access from Nacton Road and enclosed by picket fencing.

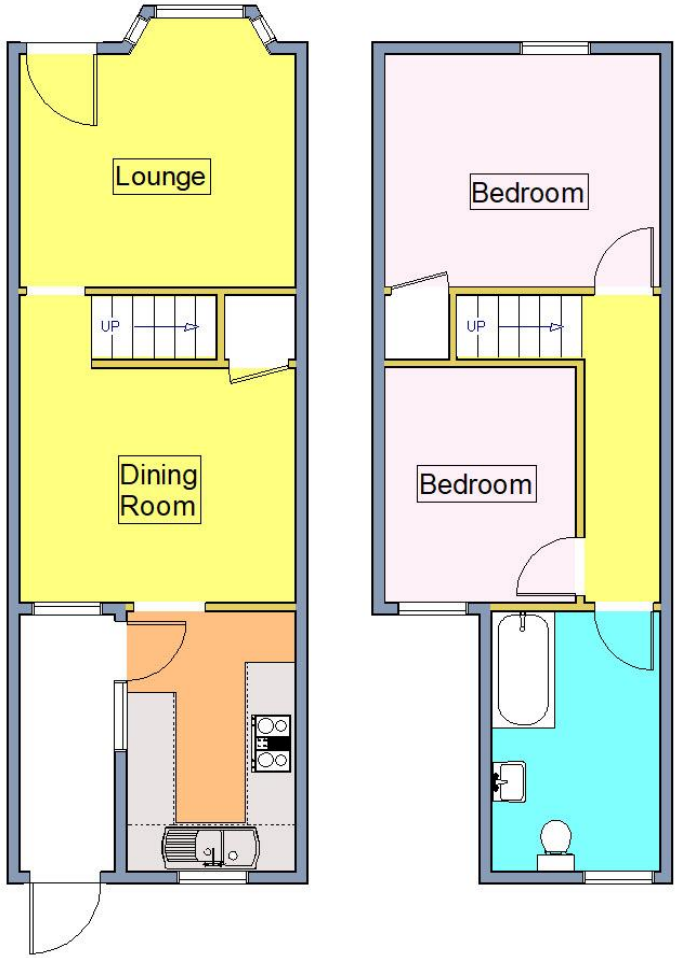
REAR GARDEN

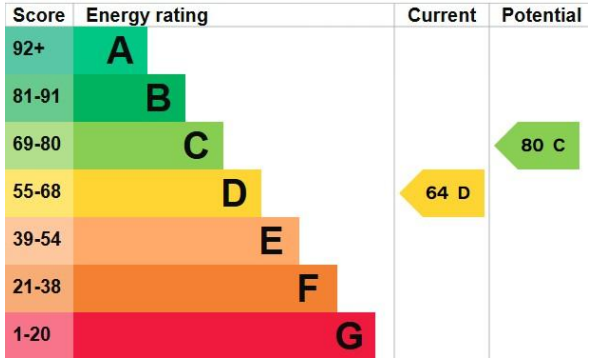
Approximately 30' x 13' maximum enclosed by fencing, a low maintenance garden with gated side access the garden is mainly patio/terrace and has shaped gravelled area towards the rear.

COUNCIL TAX

Band 'A'







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The Property Ombudsman