



41 Victoria Street | | Felixstowe | IP11 7EW

£125,000

NICHOLAS
— ESTATES —

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A one bedroom ground floor flat situated in Felixstowe town centre with a private courtyard garden. The flat is accessed via a communal hall, the accommodation comprises, hallway, bay fronted lounge, bedroom, shower room and kitchen. The fully enclosed courtyard garden is to the rear of the property. The current rent is £900pcm, making this a good investment, or a perfect first time byer property. The property is freehold and is offered with no onward chain.

- Ground Floor Flat
- Private Courtyard Garden
- Generous Lounge
- Town Centre Location
- No Onward Chain

Communal Hall

Front door, door to;

Hallway

Vinyl flooring, radiator, two storage cupboards and doors to;

Lounge

14'7 max x 12'0 (4.45m max x 3.66m)

Front aspect double glazed bay window, carpet and radiator.



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Bedroom

10'8 x 10'3 (3.25m x 3.12m)

Rear aspect double glazed window, carpet and radiator.

W/C

Low level flush w/c, vinyl flooring and extractor fan.

Shower Room

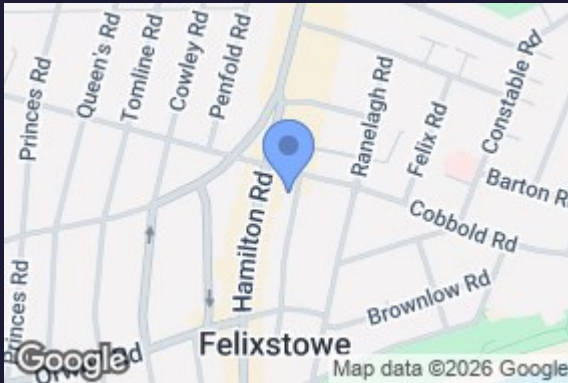
Side aspect double glazed window, vinyl flooring, hand wash basin, extractor fan and a tiled shower cubicle.

Kitchen

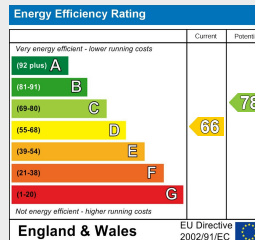
10'2 x 10'2 (3.10m x 3.10m)

Rear & side aspect double glazed windows, side aspect double glazed door, vinyl flooring, tiled splash backs, work surface with stainless steel sink & drainer, space for washing machine, wall mounted gas fired combi-boiler.





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



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