



Brightwell Close | | Felixstowe | IP11 2YJ

£210,000

NICHOLAS
— ESTATES —

Brightwell Close |
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A very well presented two double bedroom end terraced house situated on a no through road in a popular residential location. The accommodation comprises, entrance hall, kitchen, lounge/diner and conservatory. The first floor offers two double bedrooms and bathroom. Outside the property benefits allocated off road parking, to the rear there is a well stocked, fully enclosed garden with paved patio and garden shed. The property further benefits, gas fired central heating and uPvc double glazed windows and doors.

- End Terrace House
- Two Bedrooms
- Lounge/Diner
- Conservatory
- Fully Enclosed Rear Garden
- Allocated Off Road Parking

Entrance Hall

Front aspect double glazed door, wood laminate flooring and doors to:

Kitchen

8'5 x 7'8 (2.57m x 2.34m)

Front aspect double glazed window, wood effect floor, wall and base units, work surface, stainless steel sink and drainer, gas hob, electric oven, space and plumbing for a washing machine and gas boiler.



A very well presented two double bedroom end terraced house situated on a no through road in a popular residential location.



Lounge

15'6 x 11'9 (4.72m x 3.58m)

Rear aspect double glazed door, rear aspect double glazed window, wood laminate floor and radiator.

Conservatory

9'8 x 8'7 (2.95m x 2.62m)

Side and rear aspect double glazed door, side and rear aspect double glazed window and wood laminate floor.

Landing

Carpet, loft access and doors to:

Bedroom One

12'6 x 12'0 (3.81m x 3.66m)

Rear aspect double glazed window, radiator and wood laminate floor.

Bedroom Two

12'6 x 12'0 (3.81m x 3.66m)

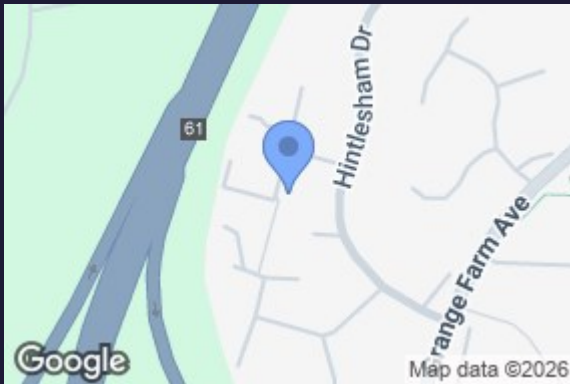
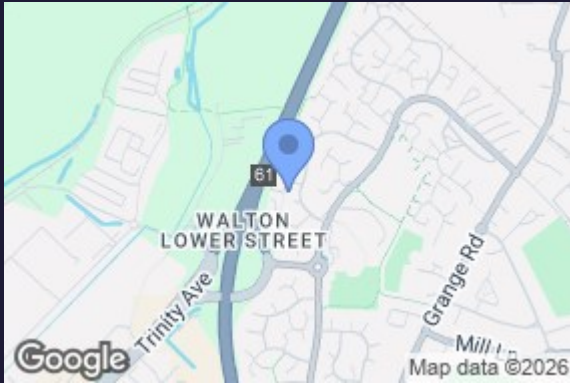
Front aspect double glazed window, radiator and wood laminate floor.

Bathroom

Front aspect double glazed window, low level flush WC, hand wash basin, part tiled walls, airing cupboard, panelled bath with shower over and tiled splashbacks

Outside

Allocated off road parking and fully enclosed rear garden with garden shed with electric connected.



Council Tax Band A EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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