



Melford Way | | Felixstowe | IP11 2UH

Guide Price £220,000

NICHOLAS
— ESTATES —

Melford Way |
Felixstowe | IP11 2UH
Guide Price £220,000

A three bedroom mid-terrace house ideal for first time buyers or investors situated at the end of a cul-de-sac within a popular residential area of Felixstowe.

- Mid Terrace House
- Three Bedrooms
- Kitchen/Diner
- Fully Enclosed Rear Garden
- Garage
- No Onward Chain

Entrance Porch

Front aspect double glazed door, double glazed windows, tiled floor and door to;

Lounge

14'9 x 13'9 (4.5m x 4.19m)

Front aspect double glazed window, radiator, carpet and stairs to 1st floor, door to;



A three bedroom mid-terrace house ideal for first time buyers or investors situated at the end of a cul-de-sac within a popular residential area of Felixstowe. The accommodation comprises, entrance porch, lounge, kitchen/diner, three bedrooms to the first floor and family bathroom. Outside the property benefits, a fully enclosed rear garden and a single garage.



Kitchen/Diner

14'9 x 9'4 (4.5m x 2.84m)

Rear aspect double glazed double doors, rear aspect double glazed window, radiator, tiled floor, work surface with 1.5 bowl sink & drainer, space for washing machine, wall and base mounted units and wall mounted gas fired boiler.

Landing

Carpet, loft access, doors to;

Bedroom 1

10'7 x 8'11 (3.23m x 2.72m)

Front aspect double glazed window, radiator and carpet.

Bedroom 2

9'7 x 8'1 (2.92m x 2.46m)

Rear aspect double glazed window, radiator and carpet.

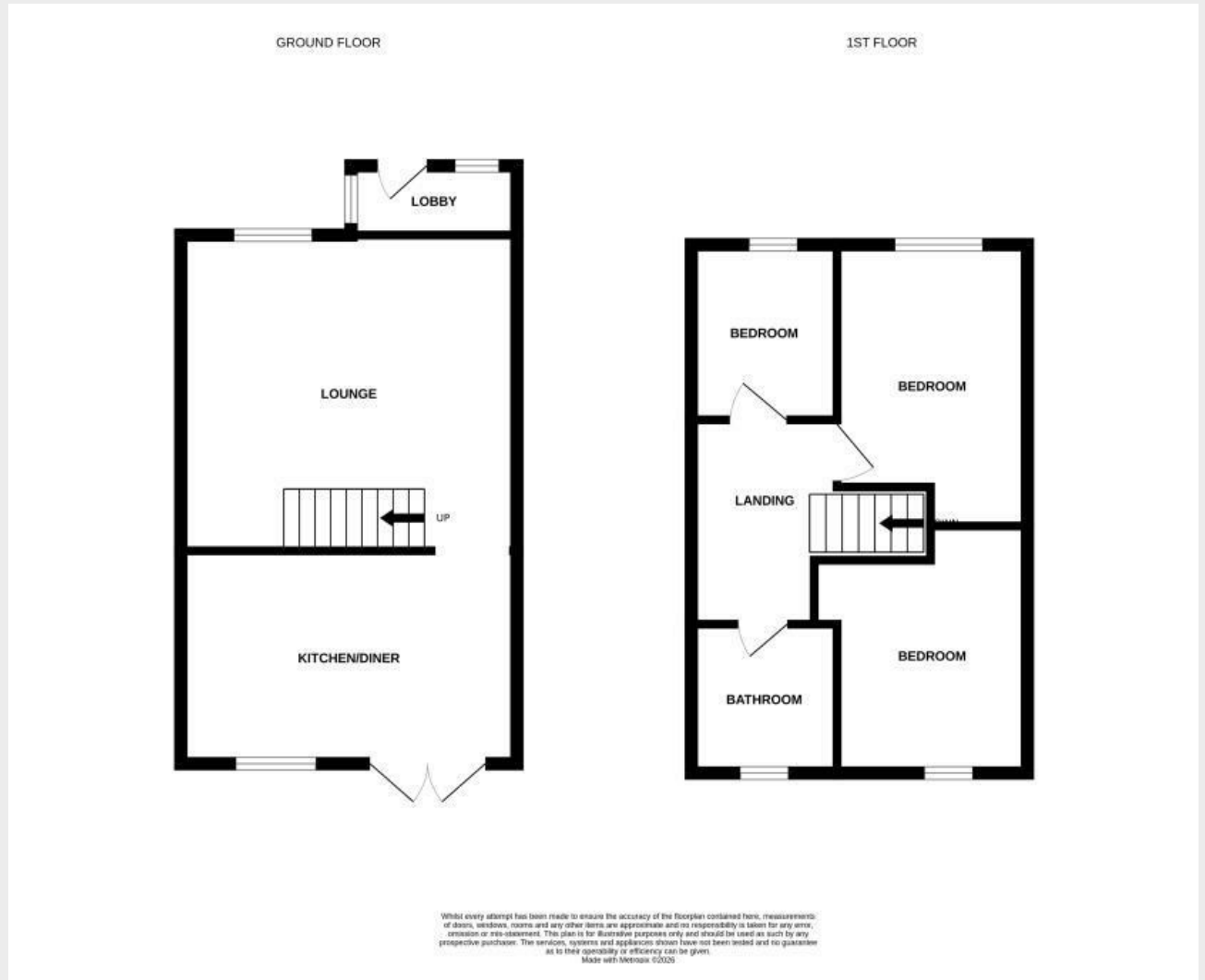
Bathroom

Rear aspect double glazed window, vinyl flooring, radiator, tiled walls, recessed spot lights, low level flush w/c, hand wash basin and extractor fan.

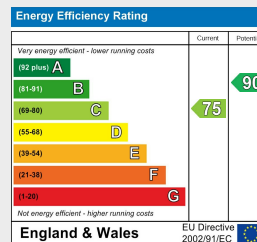
Bedroom 3

7'7 x 6'4 (2.31m x 1.93m)

Front aspect double glazed window, carpet and radiator.



Council Tax Band **B** EPC Rating **C**



173 Hamilton Road
Felixstowe
Suffolk
IP11 7DR
01394 282828
felixstowe@yourhome.co.uk