



23 Garrison Lane, Felixstowe, IP11 7SH

£235,000 FREEHOLD

Offered for sale with no onward chain and located a short distance away from Felixstowe town centre and seafront is this rarely available four storey three bedroom semi-detached family home.

In addition to the three bedrooms the property benefits from off road parking and is seemingly ideal for a first time buyer or buy to let investor.

The accommodation is set over four floors and briefly comprises entrance hallway, cloakroom, lounge, on the lower ground floor is a kitchen/dining room and a utility room, on the first floor is bedroom one and a family bathroom with two further bedrooms located on the top floor.

Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction. A viewing is highly recommended to appreciate the versatile accommodation on offer.

UPVC ENTRANCE DOOR Opening into :-

ENTRANCE HALLWAY Laminate flooring, two radiators, windows to both side and rear aspect, stairs to lower ground floor and stairs to first floor and doors to:

CLOAKROOM Suite comprising low level WC, wash hand basin with storage cupboard below, two obscured windows to rear aspect.

LOUNGE 14' 2" x 12' 8" (4.32m x 3.86m)

Laminate flooring, radiator, box bay window to front aspect, TV point.

LOWER GROUND FLOOR Tiled flooring, door to rear garden and door to :-

KITCHEN/DINER 19' 5" reducing to 12'5" x 13' 11" (5.92m x 4.24m)

Tiled flooring, radiator, windows to front and rear aspect, fitted worktops with matching upstand, fitted storage units above and matching units and drawers below, stainless steel sink unit with mixer tap and single drainer, integrated Zanussi electric oven with hob and extractor above, further space available for freestanding fridge/freezer and door to :-

UTILITY ROOM 9' 5" x 7' (2.87m x 2.13m)

Space and plumbing available for both a washing machine and a tumble dryer, tiled flooring, radiator, window to side aspect, Ideal Logic combi boiler, fitted worktops with storage units below.

FIRST FLOOR LANDING Window to rear aspect and doors to :-

BEDROOM ONE 14' 2" x 12' 8" (4.32m x 3.86m)

Radiator and box bay window to front aspect.

BATHROOM 7' 7" x 6' 6" (2.31m x 1.98m)

Suite comprising low level WC, vanity wash hand basin with mixer tap and storage cupboard below, panel P-shape bath with mixer tap and shower over, part tiled walls, radiator, shaver point, extractor, obscured window to rear aspect.

SECOND FLOOR LANDING Doors to :-

BEDROOM TWO 13' 1" x 11' 4" (3.99m x 3.45m)

Radiator, window to front aspect.

BEDROOM THREE 9' 1" x 7' 10" (2.77m x 2.39m)

Radiator, window to rear aspect.

OUTSIDE To the front of the property there is a driveway enabling off road parking.

The rear garden is west facing comprising a small lawn area and a patio area pathway leading to the front of the property. There is a pump for rain water averting away from the property and onto the main road.

COUNCIL TAX Band 'C'



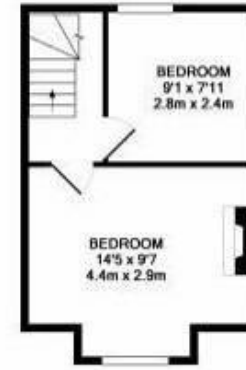
BASEMENT LEVEL



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

