



Harvest House Cobbold Road | | Felixstowe | IP11 7SP

Asking Price £150,000

NICHOLAS
— ESTATES —

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A third floor, one double bedroom, over 55's retirement flat situated in the imposing Harvest House development.

- Over 55's Development
- Close To The Town Centre & Sea Front
- Lounge & Dining Area
- Communal Gardens
- One Double Bedroom
- No Onward Chain

Entrance Hall

Front aspect door, wood effect flooring, night storage heater, airing cupboard, doors to;

Lounge

15'3 13'6 (4.65m 4.11m)

Three rear aspect sash windows, carpet and night storage heater.



A third floor, one double bedroom, over 55's retirement flat situated in the imposing Grade II Listed Harvest House development. The accommodation comprises, communal entrance, with lift and stairs leading to the 3rd floor, hallway, kitchen, bathroom, lounge, dining area and bedroom. The property benefits off road parking and access to extensive communal gardens including a private footpath leading to the Spa Gardens and Promenade.



Shower Room

Rear aspect sash window, wood effect flooring, vanity unit with wash basin, low level flush w/c, heated towel rail, tiled shower cubicle and a Dimplex fan heater.

Kitchen

11'0 x 7'5 (3.35m x 2.26m)

Rear aspect sash window, space for washing machine, wall and base mounted units, work surface with 1.5 bowl sink & drainer, integral hob, eye level oven & grill and a Dimplex fan heater.

Dining Room

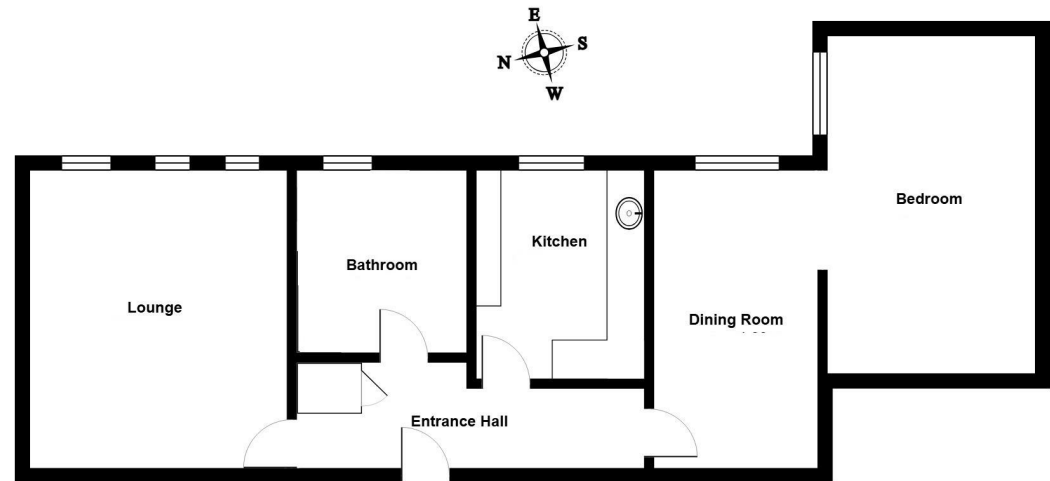
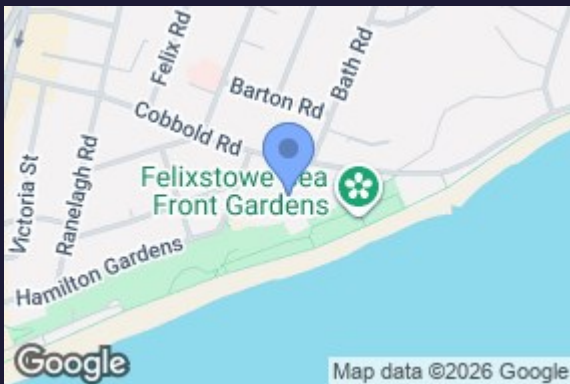
15'4 x 8'6 (4.67m x 2.59m)

Rear aspect sash window, carpet, night storage heater, open to;

Bedroom

18'3 x 10'8 (5.56m x 3.25m)

Side aspect sash window, carpet and night storage heater.



Total Area: 75.9 m² ... 817 ft²

Council Tax Band **B** EPC Rating

Energy Efficiency Rating	
	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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