



12 Queen Street, Felixstowe IP11 9BY

£239,950 FREEHOLD

Featuring a double storey extension to the rear aspect, a spacious three-bedroom mid terrace property located within the village of Walton and with the benefit of an en-suite bathroom to master bedroom.

In addition to the three good size bedrooms further accommodation consists of entrance hall, cloakroom, lounge, dining room, study area, kitchen and first floor bathroom.

Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

Queen Street is situated in a convenient location just off Walton's High Street with its range of facilities and amenities including two Co-Op stores, church, pharmacy, restaurant, post office and bakers.

Also from Walton High Street is regular bus services into both Felixstowe and Ipswich.

Offered for sale with vacant possession and no onward chain an inspection is advised to fully appreciate the accommodation on offer.

UPVC DOUBLE GLAZED ENTRANCE DOOR

With leaded stained glass panel leading to :-

ENTRANCE HALLWAY 17' x 6'6" max reducing to 3' (5.18m x 0.91m)

Radiator, staircase leading to first floor landing, under stairs recess, doors leading to the lounge, study and also to :-

CLOAKROOM 5' 6" x 3' (1.68m x 0.91m)

Tiled flooring and comprising low level WC, wash hand basin, UPVC double glazed window to front aspect.

LOUNGE 17' 4" x 9' 9" (5.28m x 2.97m)

Radiator, two wall lights, ceiling fan, UPVC double glazed window to front aspect and double sliding doors leading to :-

DINING ROOM 10' 9" x 9' 6" (3.28m x 2.9m)

An 'internal' room with borrowed light from kitchen and lounge, also with part glazed door from study, radiator, door leading to :-

STUDY 10' 9" x 5' 6" (3.28m x 1.68m) (also part glazed door from hallway), an internal room with doorway leading into :-

KITCHEN 16' 1" x 6' 3" (4.9m x 1.91m)

Fitted comprising a single drainer sink unit with cupboards under, fitted drawers, cupboards, units and work surfaces, Belling Range style cooker with extractor hood above, plumbing for automatic washing machine, plumbing for dishwasher, space for a tumble dryer, space for freestanding fridge/freezer, radiator, UPVC double glazed window to rear aspect, UPVC double glazed door leading to rear garden.

FIRST FLOOR LANDING 11' 6" x 6' 6" max (3.51m x 1.98m)

Access to loft space, built in boiler/airing cupboard housing Baxi combination boiler serving domestic hot water supply and central heating, large over stairs storage cupboard, doors leading to :-

BEDROOM ONE 16' plus door recess (3'2") x 9' 1" (4.88m x 2.77m)

An extended room with fitted bedroom furniture consisting of wardrobes, bedside cabinets, corner shelving, over bed storage and chest of drawers, radiator, UPVC double glazed window to rear aspect, door leading to :-

EN-SUITE SHOWER ROOM 7' 6" x 5' 5" (2.29m x 1.65m)

Fitted with a three piece suite of panelled bath with wall mounted Mira shower over, wash hand basin, bidet, radiator, part tiled wall surfaces, extractor fan, wall mounted strip light.

BEDROOM TWO 15' 9"max x 7' 4" (4.8m x 2.24m)

An extended room set in 'two parts' (8'5" x 7'4" & 7'4" x 6'3"), radiator, UPVC double glazed window to rear aspect.

BEDROOM THREE 12' 7" x 10' (3.84m x 3.05m)

Radiator, UPVC double glazed window to front aspect.

SHOWER ROOM 6' 10" x 6' 5" (2.08m x 1.96m)

Fitted with three piece suite comprising double width shower cubicle with sliding screen and wall mounted Mira shower inset, low level WC, wash hand basin with mixer taps and storage cupboard and drawers beneath, radiator, part tiled wall surfaces, extractor fan, UPVC double glazed window to front aspect.

OUTSIDE

The property has a small open plan front garden mainly lawned with pathway leading to front door.

REAR GARDEN

To the rear of the property is an enclosed low maintenance garden mainly patiod, enclosed by fencing and also housing a timber storage shed, and having gate allowing rear access.

PARKING

On road parking is available within Queen Street and additionally parking is available to the rear aspect in a parking area accessed from Cage Lane. This parking area is owned by Flagship Housing and is used by residents but is not allocated to the property being sold.

COUNCIL TAX

Band 'B'







Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

