



## 19 Tacon Road, Felixstowe, IP11 2DS

**£220,000 FREEHOLD**

Located a stones throw away from the Felixstowe seafront and seemingly ideal for a first time buyer, is this spacious mid-terraced family home.

In addition to the three bedrooms the property benefits from two reception room, two bathrooms and a south/west facing rear garden.

The accommodation in brief comprises; entrance hall, lounge, dining room, kitchen, utility room, shower room. Upstairs are three bedrooms and a further bathroom. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

Tacon Road is a short distance from the beach seafront, with parade of amusements, family activities, bars and eateries, as well as the Felixstowe Pier with it's Boardwalk cafe/bar. The Town Centre is located approximately 1.5 miles away.

A viewing is highly recommended to appreciate the spacious accommodation on offer.

UPVC double glazed entrance door opening into:

#### **ENTRANCE HALL**

Laminate flooring, radiator, stairs leading to first floor. Door to:

#### **DINING ROOM 15' 4" x 8' 10" (4.67m x 2.69m)**

Wood effect vinyl flooring, radiator, understairs storage cupboard, doors to kitchen and utility room. Archway opening into:

#### **LOUNGE 15' 4" x 11' 11" (4.67m x 3.63m)**

Radiator, window to front aspect, TV point, electric feature fireplace with surround.

#### **KITCHEN 9' 9" x 7' 7" (2.97m x 2.31m)**

Fitted worktops with a tiled splashback, fitted storage units above and matching units and drawers below. Stainless steel sink unit with mixer tap and single drainer, space for freestanding electric cooker and fridge/freezer. Tiled flooring, window to rear aspect.

#### **UTILITY ROOM 9' 4" x 6' 10" (2.84m x 2.08m)**

Fitted worktops with space and plumbing below available for a washing machine and a tumble dryer. Tiled flooring, French doors to rear garden. Sliding door to:

#### **SHOWER ROOM 9' 1" x 3' (2.77m x 0.91m)**

Suite comprising; low level WC, wash hand basin, shower enclosure with electric shower over. Part tiled walls, tiled flooring, radiator, obscured window to rear aspect.

#### **FIRST FLOOR LANDING**

Access to loft space. airing cupboard housing Baxi combination boiler. Doors to:

#### **BEDROOM ONE 12' 6" x 11' 11" (3.81m x 3.63m)**

Radiator, window to front aspect, original feature fireplace.

#### **BEDROOM TWO 12' 5" x 8' 10" (3.78m x 2.69m)**

Radiator, window to rear aspect, original feature fireplace.

#### **BEDROOM THREE 11' 11" x 5' 10" (3.63m x 1.78m)**

Radiator, window to front aspect.

#### **BATHROOM 7' 8" x 6' (2.34m x 1.83m)**

Suite comprising; low level WC, wash hand basin, panelled bath with mixer tap and shower over. Part tiled walls, radiator, obscured window to rear aspect.

#### **OUTSIDE**

To the front of the property is a low maintenance garden enclosed by a low brick wall and comprises a hardstanding area with a shingled surround and pathway leading to the entrance door.

The rear garden is of south westerly elevation and is mainly laid to lawn and is enclosed by fencing with rear access gate. Outside tap.

#### **COUNCIL TAX**

Band 'B'



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

