Melford Way | | Felixstowe | IP11 2UH

£190,000

NICHOLAS
ESTATES

Melford Way | Felixstowe | IP11 2UH

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A two bedroom end of terrace property situated at the end of cul-de-sac in a popular residential location within Felixstowe. The accommodation comprises, entrance hall, lounge, dining area and kitchen, the first floor offers two bedrooms and the bathroom. Outside the property offers a driveway via off road parking and provides access to the single garage, with a fully enclosed rear garden. Further benefits gas fired central heating via radiator and uPvc double glazed windows and doors throughout. The property is offered with no onward chain.

- End Of Terrace
- Two Reception Rooms
- Fully Enclosed Rear Garden
- Two Bedrooms
- Single Garage

Entrance Porch

Front aspect double glazed door, side aspect double glazed window, tiled floor and storage cupboard, door to;

Lounge

13'5 x 11'7 (4.09m x 3.53m)

Front & rear aspect double glazed windows, radiator, carpet, stairs to 1st floor, open to;

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Dining Area

9'2 x 6'0 (2.79m x 1.83m)

Front aspect double glazed window, radiator and wood effect flooring, open to;

Kitchen

9'2 x 7'3 (2.79m x 2.21m)

Rear aspect double glazed door and double glazed window, wood laminate flooring, work surface, stainless steel sink & drainer, space for washing machine, wall and base mounted units and tiled splash backs.

Landing

Carpet, airing cupboard with gas fired boiler, doors to;

Bedroom 1

13'6 x 8'8 (4.11m x 2.64m)

Front aspect double glazed window, radiator, carpet and over stairs storage recess.

Bathroom

Front aspect double glazed window, tile effect flooring, low level flush w/c, hand wash basin, heated towel rail and panelled bath with shower over and tiled surround.

Bedroom 2

9'2 x 8'0 (2.79m x 2.44m)

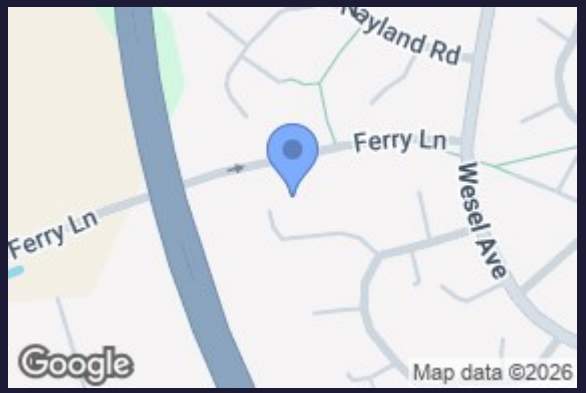
Rear aspect double glazed window, radiator, carpet and loft access.

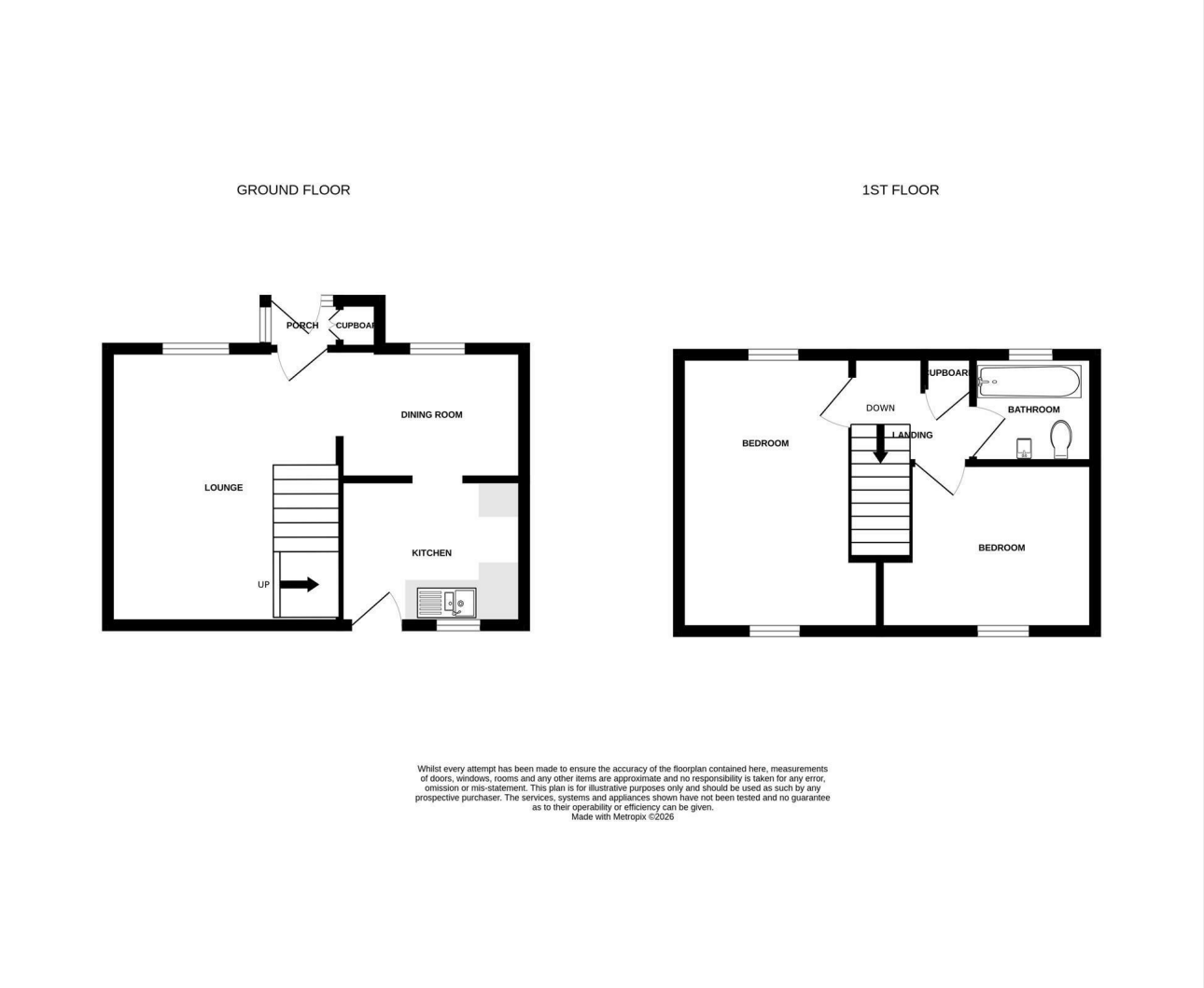
Outside

The property benefits a driveway with off road parking and provides access to the single garage. To the rear the garden is fully enclosed and is largely laid to lawn.

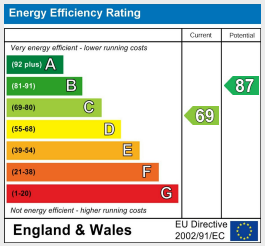
Garage

Up & over door.





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



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