



**106 High Road West, Felixstowe, IP11 9AD**

**£350,000 FREEHOLD**

**Offered for sale with no onward chain and located within close proximity of Felixstowe town centre is this beautifully presented double bay fronted 1930s three bedroom semi detached family home.**

In addition to the three bedrooms the property benefits from ample off road parking, garage, generous size rear garden, a modern kitchen and modern Victorian style bathroom.

The accommodation in brief comprises entrance porch, entrance hall, lounge, kitchen, dining room, conservatory, upstairs are three bedrooms and a family bathroom and separate WC. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

The property is situated within close proximity for a parade of shops and amenities located on Walton High Street, Felixstowe town centre and train station are also a short distance nearby. Local schooling including Felixstowe High School is also a short distance away.

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

#### **ORIGINAL ENTRANCE DOOR**

Opening into :-

#### **ENTRANCE PORCH 3' 8" x 3' 3" (1.12m x 0.99m)**

Chequered tiled flooring and door opening into :-

#### **ENTRANCE HALLWAY 11' x 9' 7" (3.35m x 2.92m)**

Original wood flooring, radiator, stairs leading up to the first floor, picture rail, obscured circular window to front aspect and doors to :-

#### **LOUNGE 13' 11" into the bay x 13' 1" (4.24m x 3.99m)**

Original wood flooring, radiator, bay window to front aspect, original feature fireplace surround (this room is currently being used as a fourth bedroom).

#### **KITCHEN 11' x 8' 11" (3.35m x 2.72m)**

Modern kitchen installed under two years ago comprising marble effect laminate fitted worktops with a tiled splashback, range of handleless base storage units and drawers below, composite one and a half bowl sink unit with mixer tap and single drainer, range of Samsung integrated appliances such as a dishwasher, fridge/freezer, eye level double oven with microwave grill above and a four ring induction hob, windows to rear and side aspect with door to outside, under stairs storage cupboard housing gas boiler and hot water cylinder and a large opening into :-

#### **DINING ROOM 12' 5" x 11' 9" (3.78m x 3.58m)**

Original wood flooring, radiator, wood burner, stove, windows to rear aspect and double doors opening into :-

#### **CONSERVATORY 11' 6" x 10' 8" (3.51m x 3.25m)**

Brick built base conservatory with UPVC windows and doors overlooking the rear garden, electric radiator.

#### **FIRST FLOOR LANDING**

Obscured window to side aspect, radiator, access to loft space, original wood flooring and doors to :-

#### **BEDROOM ONE 15' 2" into the bay x 13' 2" (4.62m x 4.01m)**

Original wood flooring, radiator, bay window to front aspect, original feature fireplace, fitted wardrobes.

#### **BEDROOM TWO 13' 3" x 11' 3" (4.04m x 3.43m)**

Original wood flooring, radiator, window to rear aspect, original feature fireplace and fitted wardrobe.

#### **BEDROOM THREE 9' 7" x 6' 10" (2.92m x 2.08m)**

Radiator, oriel window to front aspect, picture rail, ceiling fan light.

### **BATHROOM 9' 6" x 6' 1" (2.9m x 1.85m)**

Modern Victorian style re-fitted suite comprising low level WC, wash hand basin, claw foot roll top bath with central waterfall style mixer tap and shower heads over, original wood flooring, heated towel rail, exposed brick feature wall, obscured window to side aspect.

### **SEPARATE WC**

Suite comprising low level WC, wash hand basin with mixer tap, radiator, tiled flooring, obscured window to side aspect.

### **OUTSIDE**

To the front of the property there is ample off road parking available, outside lighting and side access gate giving access to the side of the property where there is further parking available, outside tap, two brick outhouses with space and plumbing for both a washing machine and a tumble dryer, both with power connected, a gate into the rear garden and access into :-

### **GARAGE 15' 2" x 8' 5" (4.62m x 2.57m)**

Pitched roof garage with light and power connected, window to side aspect.

### **REAR GARDEN**

The rear garden is mainly laid to lawn with a patio area, established shrub and plant border, timber shed with power connected, greenhouse and is enclosed by fencing.

### **COUNCIL TAX**

Band 'B'







