



97 Seaton Road, Felixstowe, IP11 9BT

£215,000 FREEHOLD

Offered for sale with no onward chain is this newly decorated and freshly carpeted mid-terrace house ideally situated for nearby schools, shops in Walton High Street and Seaton Park with potential to create off street parking to the rear, subject to necessary planning consent, via Margaret Street.

The accommodation briefly comprises entrance hallway, lounge, open plan kitchen/dining room, three bedrooms, newly fitted bathroom and brick built outhouse/utility. Further benefits include a south facing rear garden measuring approximately 95' in depth and gas fired central heating via radiators with a combination boiler.

The property is conveniently situated in Walton close to popular nearby schools and a useful parade of shops in the High Street with regular bus services to Ipswich and into Felixstowe's main town centre shopping thoroughfare with a variety of local and national high street stores, cafes and restaurants available.

PART GLAZED WOODEN ENTRANCE DOOR

Opening to :-

ENTRANCE HALLWAY

Staircase leading to the first floor with cupboard below, radiator.

LOUNGE 11' x 11' (3.35m x 3.35m)

Original open fireplace with tiled hearth, radiator, picture rail, window to the front aspect.

OPEN PLAN KITCHEN/DINING ROOM 16' 8" max x 12' reducing to 8' 6" (5.08m x 2.59m)

DINING AREA 12' x 10' (3.66m x 3.05m)

Fireplace recess, tiled hearth, picture rail, radiator, window to the rear aspect, throughway to :-

KITCHEN 8' 6" x 6' 3" (2.59m x 1.91m)

Fitted with a range of modern units comprising base cupboards and drawers with wood grain effect work surfaces over, inset stainless steel single drainer one and a half bowl sink unit with mixer tap, tiled splashbacks, matching eye level cupboards, built in stainless steel Lamona electric oven, stainless steel Bosch gas four ring hob with canopy style extractor hood over, cupboard housing wall mounted Glow worm gas fired combination boiler, part glazed door opening to the rear garden.

FIRST FLOOR LANDING

BEDROOM ONE 12' x 11' 2" (3.66m x 3.4m)

Radiator, original feature fireplace, built in double door wardrobe cupboard, picture rail, window to rear aspect.

BEDROOM TWO 11' x 10' (3.35m x 3.05m)

Original feature fireplace, radiator, window to the front aspect.

BEDROOM THREE 7' 10" x 6' 6" (2.39m x 1.98m)

Radiator, window to the front aspect.

BATHROOM

Re-fitted with a modern white suite comprising panelled bath with mixer tap and twin head shower unit, glazed shower screen, low level WC, wash hand basin with mixer tap and vanity cupboard below, tiled floor, ceiling spotlights, access to the loft space, chrome heated towel rail, window to the rear aspect.

OUTSIDE

The property is recessed from the road with a closed garden, timber fencing and gate to the front boundary, conifers and pathway leading to the entrance door.

To the rear of the property there is a lawned garden measuring approximately 95' in depth with a southerly aspect, timber fencing to the boundaries and timber storage shed, brick built outhouse (6'6" x 5') with power connected, plumbing for automatic washing machine, window to side, adjoining building with high level WC, cold water tap.

To the rear boundary a gate opens into Margaret Street enabling potential for the rear fence and shed to be removed and part of the garden to be partitioned and laid to driveway enabling off street parking for two vehicles.

COUNCIL TAX
Band 'A'

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		







