SB
Scott Beckett
Estate Agents

49 King Street, Felixstowe, IP11 9DX

O.I.E.O. £205,000 FREEHOLD

Seemingly ideal for a first time buyer is this beautifully presented and fully modernised two/three bedroom mid terrace home located within close proximity to a host of shops and amenities located on Walton High Street.

In addition the property benefits from a modern kitchen, modern bathroom and a landscaped low maintenance west facing rear garden.

The accommodation in brief comprises entrance hall, lounge, kitchen, utility/cloakroom, dining room/bedroom three, upstairs are two bedrooms and a family bathroom. Heating is supplied in the form of gas fired central heating to radiators with underfloor heating in the kitchen and bathroom and windows are of double glazed construction.

The property is conveniently located within close proximity to a host of shops and amenities located in Walton High Street as well as local schooling including Felixstowe High School. Felixstowe town centre is approximately one mile away.

UPVC ENTRANCE DOOR
Opening into :-

ENTRANCE HALL 11' 1" x 3' 6" (3.38m x 1.07m)
Laminate flooring and door opening into :-

LOUNGE 13' 8" x 11' 10" (4.17m x 3.61m)
Radiator, TV point, window to rear aspect, stairs leading up to the first floor with an under stairs storage cupboard and an opening into :-

KITCHEN 8' 10" x 6' 10" (2.69m x 2.08m)
Modern re-fitted kitchen comprising fitted worktops with a tiled splashback, high gloss white fitted storage units above and matching units and drawers below, stainless steel one and a half bowl sink unit with mixer tap and single drainer, space for freestanding fridge/freezer, integrated electric oven with four ring hob and cooker hood above, tiled flooring with under floor heating, window to rear aspect, opening into rear lobby, tiled flooring, door to outside, storage cupboards and door to :-

UTILITY/CLOAKROOM 6' 8" x 6' 2" (2.03m x 1.88m)
Suite comprising low level WC, wash hand basin, fitted worktops with space and plumbing available for a washing machine below, Vaillant combi boiler, extractor, heated towel rail, obscured window to side aspect.

DINING ROOM/BEDROOM THREE 10' 11" x 8' 1" (3.33m x 2.46m)
Radiator, window to front aspect.

FIRST FLOOR LANDING
Access to the loft space and doors to :-

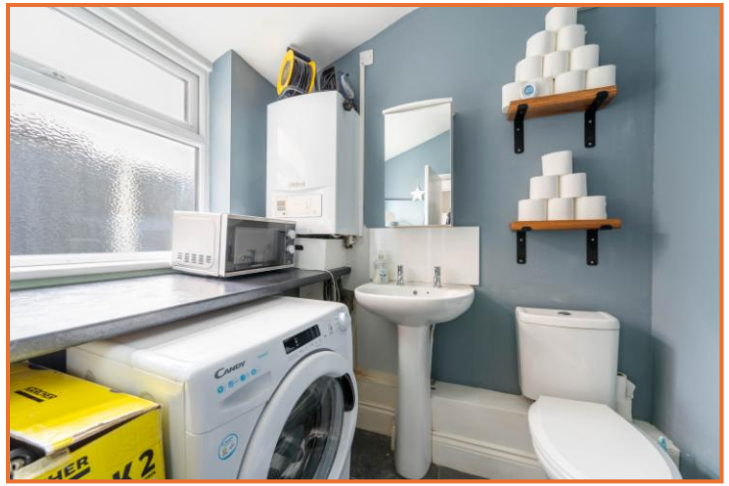
BEDROOM ONE 11' 11" x 10' 10" (3.63m x 3.3m)
Radiator, two windows to front aspect, original feature fireplace, above stairs fitted wardrobe.

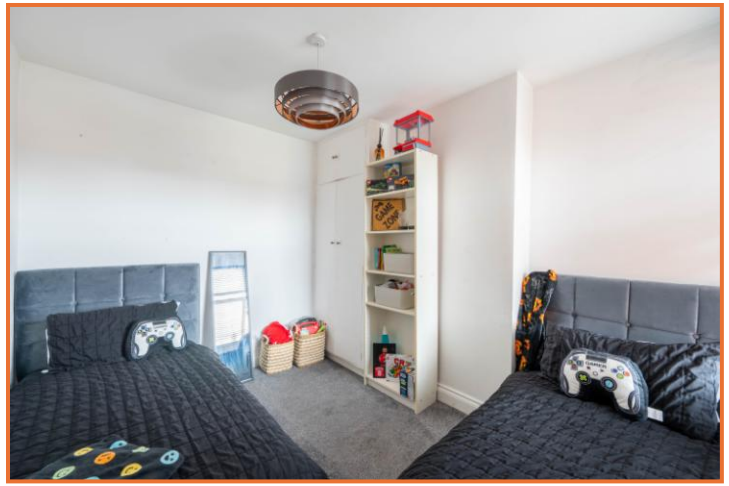
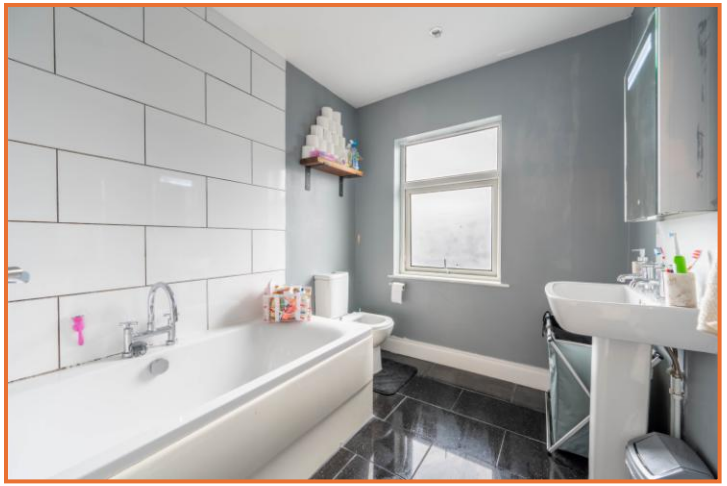
BEDROOM TWO 10' 11" x 9' (3.33m x 2.74m)
Radiator, window to rear aspect, fitted wardrobes.

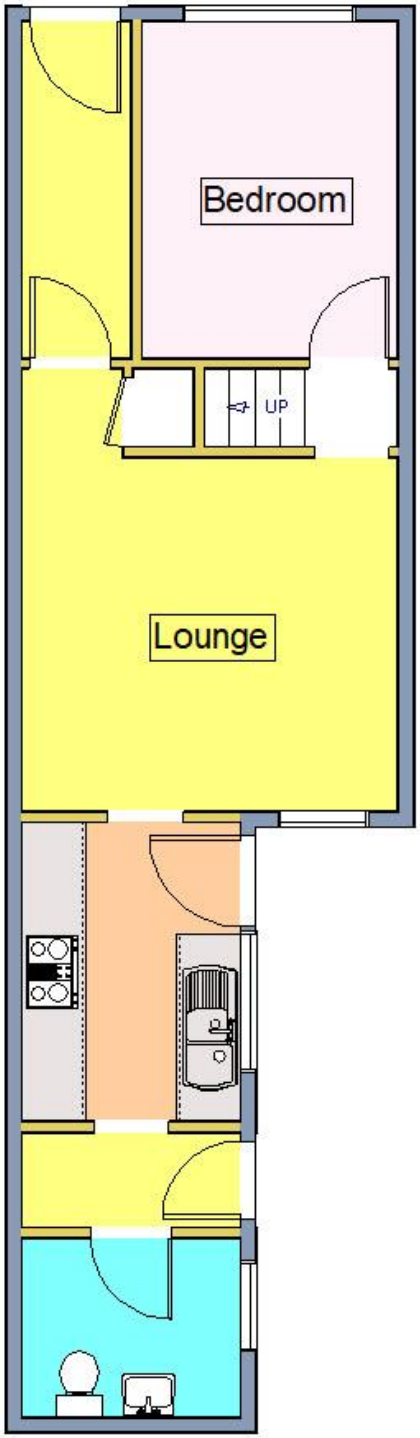
BATHROOM 8' 11" x 6' 11" (2.72m x 2.11m)
Modern re-fitted suite comprising low level WC, wash hand basin, panelled bath with central mixer tap and twin shower over, fitted shower screen, part tiled wall, tiled flooring with under floor heating, heated towel rail, extractor, obscured window to rear aspect.

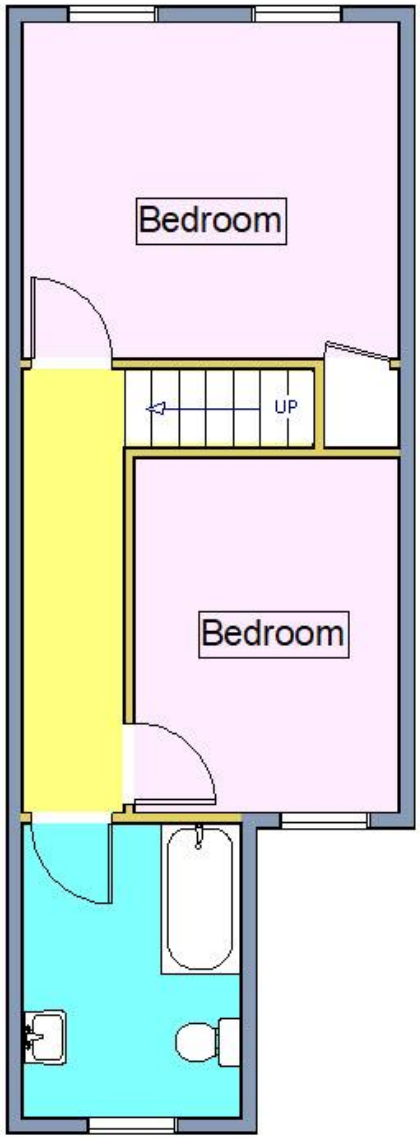
REAR GARDEN
Enclosed by fencing, west facing landscaped rear garden, relatively low maintenance, fully patiod, rear outside gate, outside tap.

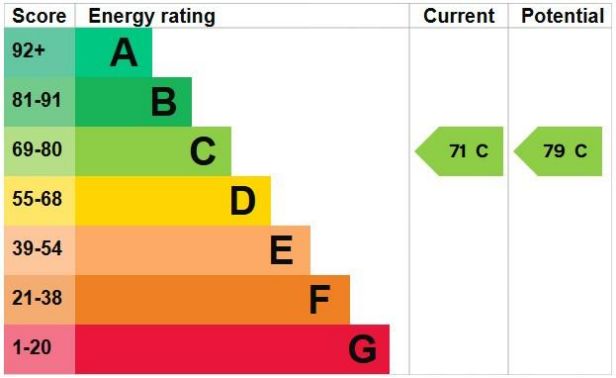
COUNCIL TAX
Band 'A'




Bedroom
UP
Lounge


Bedroom
UP
Bedroom


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