



36A St. Georges Road, Felixstowe, IP11 9PL

£475,000 FREEHOLD

Situated in a popular and established residential location in Old Felixstowe and built of traditional brick cavity wall construction beneath a tiled roof, a spacious detached three-bedroom bungalow with good size enclosed rear garden and a single garage, offered for sale with vacant possession and no onward chain.

In addition to the three good size bedrooms additional accommodation consists of entrance porch, entrance hall, cloakroom, lounge / dining room, fitted kitchen, shower room and boiler room.

Heating is supplied in the form of gas fired central heating to radiators and heating is of double glazed construction.

Externally the property benefits from a driveway enabling off street parking for one vehicle and leading to a single garage whilst to the rear of the property is a good size and well maintained enclosed garden.

St Georges Road is an established and popular residential location in Old Felixstowe and is within walking distance of the sea at Cliff Road whilst also being only approximately one mile from the main town centre.

Offered for sale with vacant possession and no onward chain an internal inspection is advised to appreciate the accommodation on offer.

UPVC DOUBLE GLAZED ENTRANCE DOOR

Leading to :-

ENTRANCE PORCH 7' x 6' 7" (2.13m x 2.01m)

With doors leading to main hallway and also door leading to :-

CLOAKROOM 7' x 3' (2.13m x 0.91m)

Fitted with a white suite featuring part tiled wall surfaces, comprising low level WC, wash hand basin with mixer taps, radiator, UPVC double glazed window to front aspect.

ENTRANCE HALL 20' 7" x 3' 10" (6.27m x 1.17m)

Radiator, access to loft space, built in airing cupboard with slatted shelving and hot water cylinder, doors leading to :-

LOUNGE/DINING ROOM 26' max x 16' max (7.92m x 4.88m)

Two radiators, wall lights, UPVC double glazed windows to front and side aspects.

KITCHEN 11' 8" x 10' 10" (3.56m x 3.3m)

Fitted comprising a single drainer one and a half bowl sink unit with cupboards under, fitted drawers, cupboards, units and work surfaces, four ring hob, oven and extractor hood, plumbing for automatic washing machine, integrated fridge and freezer, part tiled wall surfaces, radiator, UPVC double glazed window to side aspect, UPVC double glazed door leading to outside.

BEDROOM ONE 19' 6" into wardrobe recess reducing to 14'9" x 10' (5.94m x 3.05m)

Radiator, a range of fitted bedroom furniture consisting of ceiling to floor wardrobes, UPVC double glazed window to rear aspect.

BEDROOM TWO 14' 6" into wardrobe recess reducing to 12'9" x 10' (4.42m x 3.05m)

Fitted bedroom furniture consisting of ceiling to floor wardrobes, radiator, UPVC double glazed window to rear aspect.

BEDROOM THREE 10' 3" x 10' (3.12m x 3.05m)

Radiator, UPVC double glazed window to side aspect.

SHOWER ROOM 10' 3" x 6' 8" (3.12m x 2.03m)

A modern spacious shower room re-fitted and comprising a large walk in shower cubicle with wall mounted shower inset and adjacent glazed screen, low level WC, wash hand basin with mixer taps, vertical heated towel rail/radiator, three quarter tiled walls, tiled flooring, shaver socket, wall mounted mirror fronted storage cabinet, UPVC double glazed window to side aspect.

OUTSIDE

The property stand recessed from St Georges Road and offers gardens to both the front and rear aspect.

To the front a driveway enables off street parking for one vehicle and leads to the garage, the garden is enclosed and has pathway extending to the side allowing access to the front porch.

The majority of the gardens are situated to the rear aspect, are a good size, enclosed, are well-maintained, established and feature a circular lawned area bordered by shrubs.

To the rear of the garden is a further circular patio area and timber storage shed.

The garden further extends to patio/terrace to the side aspect and has rear access into garage.

BOILER ROOM 5' 1" x 3' 4" (1.55m x 1.02m)

Accessed from the rear garden and housing an Ideal boiler serving domestic hot water supply and central heating.

GARAGE 17' 7" x 9' (5.36m x 2.74m)

Remote operated up and over door, light and power connected, window to side aspect. The garage also has a personal door leading to the rear garden.

FRONT GARDEN

A block paved driveway enables off street parking for one vehicle and leads to the garage. The front garden also has planted borders and is enclosed to front and side aspect by wall.

COUNCIL TAX

Band 'D'











