



Vicarage Road | | Felixstowe | IP11 2LR

Offers In Excess Of £250,000

NICHOLAS
— ESTATES —

Vicarage Road |
Felixstowe | IP11 2LR
Offers In Excess Of £250,000

A well presented three bedroom mid-terrace house situated close to local shops and facilities. The property has been modernised over recent years. The accommodation comprises, entrance hall, lounge, dining room, kitchen and downstairs w/c. The first floor offers main bedroom with built in wardrobe, two further bedrooms and family bathroom. Outside the property benefits off road parking for 2/3 vehicles and has a secure pedestrian side passage from front to rear, providing access to the brick outbuilding and the fully enclosed rear garden, with covered seating area.

- Three Bedrooms
- Two Reception Rooms
- Fully Enclosed Rear Garden
- Off Road Parking for 2/3 Vehicles
- Close To Local Facilities

Entrance Hall

Front aspect double glazed door, wood laminate floor, radiator, under stairs storage cupboard, stairs to first floor and doors to:

Lounge

13'6 x 10'9 (4.11m x 3.28m)

Rear aspect double glazed window, rear aspect double glazed door, radiator and wood laminate flooring.

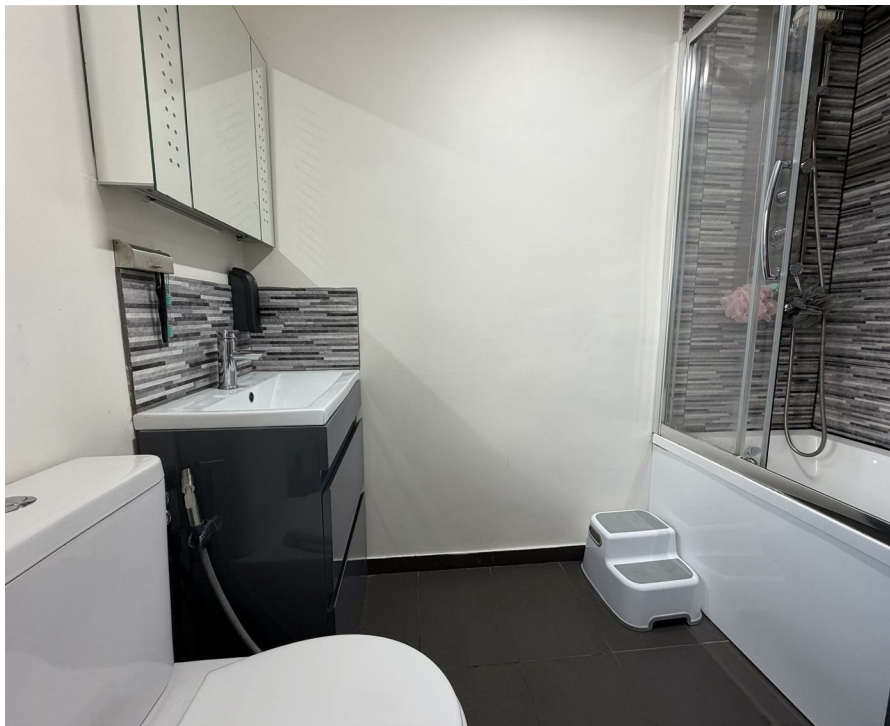
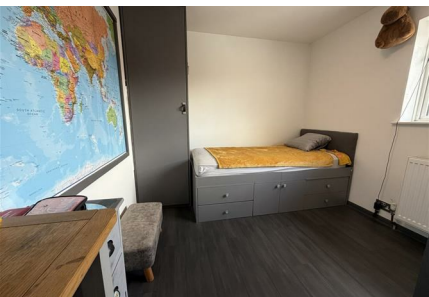
Dining Room

11'0 x 8'3 (3.35m x 2.51m)

Rear aspect double glazed window, radiator, wood laminate floor and door to:



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Kitchen

11'1" x 8'1" (3.38m x 2.46m)

Front aspect double glazed window, wood laminate floor, work surface, stainless steel sink and drainer, space for washing machine, wall and base units, storage cupboard, three ring gas hob, electric oven and side door.

Cloakroom

Front aspect double glazed window, low level flush WC, hand wash basin and tiled floor.

Landing

Rear aspect double glazed window, wood laminate floor, airing cupboard housing the combination boiler, loft access with drop down ladder and doors to:

Bedroom One

13'5" x 13'1" (4.09m x 3.99m)

Rear aspect double glazed window, radiator, wood laminate floor, over stairs cupboard, built in -----

Bedroom Two

11'9" x 9'4" (3.58m x 2.84m)

Rear aspect double glazed window, radiator, wood laminate floor and over stairs cupboard.

Bathroom

Front aspect double glazed window, tiled floor, hand wash basin, low level flush WC, heated towel rail, panelled bath with tiled surround and shower over.

Bedroom Three

9'9" x 8'7" (2.97m x 2.62m)

Front aspect double glazed window, radiator and wood laminate floor.

Side Passage

24'8" x 3'7" (7.52m x 1.09m)

Front aspect double glazed door, power and light and rear access to the garden.

Outbuilding

11'3" x 5'9" (3.43m x 1.75m)

Rear aspect double glazed window, power and light connection.

Outsdie

46'2" x 27'2" (14.07m x 8.28m)

Concrete patio, laid to lawn and covered seated area.



Council Tax Band **B** EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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