



## 27 Roman Way, Felixstowe, IP11 9NW

**£315,000 FREEHOLD – “NO CHAIN”**

**A modern detached bungalow built in the late 1960s of traditional brick cavity wall construction beneath a pitched tiled roof.**

The accommodation briefly comprises entrance hall, lounge, kitchen, two bedrooms and wet room. Further benefits to the property include full gas fired central heating via radiators, UPVC sealed unit double glazed windows, a driveway, single garage and attractive south-west facing rear garden.

The property is conveniently located a few minutes' walk from the cliff tops and sea and is approximately one mile from the main town centre shopping thoroughfare.

#### **UPVC SEALED UNIT DOUBLE GLAZED ENTRANCE DOOR**

Opening to :-

#### **ENTRANCE HALLWAY**

Electric radiator, personal door to the garage, radiator, access to the loft space with pull down loft ladder, built in shelved storage cupboard, personal door to the side.

#### **LOUNGE 18' x 11' 3" (5.49m x 3.43m)**

Brickette tiled fireplace surround, tiled hearth, gas point, two radiators, TV point, UPVC sealed unit double glazed windows to the side and rear aspect.

#### **KITCHEN 11' 6" x 7' 6" (3.51m x 2.29m)**

Range of wood grain effect style finished units comprising base cupboards and drawers, work surfaces over, inset stainless steel single drainer one and a half bowl sink unit with mixer tap, tiled splashbacks, matching eye level cupboards, space and plumbing for automatic washing machine, radiator, wall mounted Baxi gas fired boiler, UPVC sealed unit double glazed window and door to the side aspect.

#### **BEDROOM ONE 11' 10" x 9' (3.61m x 2.74m)**

Radiator, UPVC sealed unit double glazed window to the rear aspect.

#### **BEDROOM TWO 12' 7" x 9' (3.84m x 2.74m)**

Radiator, UPVC sealed unit double glazed window to the front aspect.

#### **WET ROOM**

Re-fitted with a white suite comprising pedestal wash hand basin, low level WC, tiled shower area with non slip flooring and internal drainage, Mira shower, extractor fan, UPVC sealed unit double glazed window to the side aspect, radiator, electric convector heater.

#### **OUTSIDE**

The property stands on an attractive corner plot with gardens laid to lawn interspersed with shrubs, driveway leading to :-

#### **SINGLE GARAGE 15' 10" x 8' 4" (4.83m x 2.54m)**

With up and over door, power and light connected, glazed personal door to the rear inner hallway.

To the rear of the property there is an attractive landscaped garden laid to lawn with well stocked flower and shrub borders, timber summer house, cold water tap.

#### **COUNCIL TAX**

Band 'C'





