



26 St. Andrews Road, Felixstowe, IP11 7QL

£260,000 FREEHOLD

Offered for sale with no onward chain and located within close proximity to Felixstowe town centre is this modernised double bay fronted three bedroom mid-terraced family home.

In addition to the three bedrooms the property benefits from two reception rooms, a modern kitchen and a well presented south facing rear garden.

The accommodation briefly comprises entrance hall, lounge, dining room, kitchen, cloakroom, upstairs are three bedrooms and a shower room. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

St Andrews Road is located a short distance away from Felixstowe town centre and train station. Additionally there is a passageway located at the rear of the property which has vehicular access and potentially offers the opportunity to add off road parking to the property subject to the necessary planning permissions.

A viewing is highly recommended to appreciate the modern accommodation on offer.

ENTRANCE DOOR

Opening into:-

ENTRANCE HALLWAY

Radiator, stairs leading up to the first floor with an under stairs storage cupboard and doors to:-

LOUNGE 13' 6" into the bay x 11' 8" (4.11m x 3.56m)

Radiator, bay window to front aspect, TV point.

DINING ROOM 12' x 9' 9" (3.66m x 2.97m)

Radiator, window to rear aspect, TV point.

KITCHEN 17' 8" x 10' (5.38m x 3.05m)

Modern kitchen comprising fitted worktops with matching upstand, 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 and plumbing available for both a washing machine and dishwasher, further space available for freestanding fridge/freezer, integrated double oven with four ring hob and cooker hood above, radiator, windows to rear and side aspect, door to outside.

CLOAKROOM

Suite comprising low level WC, wash hand basin with mixer tap, heated towel rail, extractor, Baxi combination boiler.

FIRST FLOOR LANDING

Radiator, access to loft space, fitted storage cupboard and doors to:-

BEDROOM ONE 15' 1" x 13' 11" into the bay (4.6m x 4.24m)

Two radiators, bay window to the front aspect.

BEDROOM TWO 12' 1" x 9' 8" (3.68m x 2.95m)

Radiator, window to rear aspect.

BEDROOM THREE 10' 3" x 10' 2" (3.12m x 3.1m)

Radiator, window to rear aspect.

SHOWER ROOM 6' 8" x 5' 4" (2.03m x 1.63m)

Suite comprising low level WC, wash hand basin with mixer tap, shower enclosure, heated towel rail, extractor, obscured window to side aspect.

OUTSIDE

To the front of the property there is a low maintenance front garden which is block paved with a low brick wall to the front boundary, pathway leading to the covered entrance door.

The well presented rear garden is south facing, enclosed by fencing and comprises patio area opening out onto the remainder of the garden which is laid to lawn with an established shrub and plant border. At the rear of the garden there is a further patio area with a timber storage shed and a rear access gate onto the passageway, outside tap.

COUNCIL TAX

Band 'B'



FLOORPLAN TO FOLLOW

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		