



Looe Road | | Felixstowe | IP11 9QB

£260,000

NICHOLAS
— ESTATES —

Looe Road |
Felixstowe | IP11 9QB
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A three/four bedroom semi-detached house situated close to Brackenbury Cliffs in Old Felixstowe, requiring renovating throughout. The accommodation comprises, entrance porch, hallway, lounge, dining room, kitchen, rear lobby and downstairs shower room. The first floor offers main bedroom, two further bedrooms and a dressing room/potential bedroom four. The property further benefits a loft room to the second floor. Outside there's a east facing rear garden that also requires some attention. This property offers an exciting opportunity for someone looking to for a project close to the town centre and coast line.

- Three/Four Bedrooms
- Two Reception Rooms
- Close To Shops & Walking Distance To The Brackenbury Cliffs
- Required Renovation Throughout
- Gas Fired Central Heating

Entrance Porch

Front aspect double glazed door, tiled floor and door to;

Hallway

Radiator, carpet, stairs to 1st floor, doors to;

Lounge

11'9 x 11'5 (3.58m x 3.48m)

Two front aspect double glazed windows, radiator, carpet and gas fire, sliding door to;

Dining Room

10'0 x 9'5 (3.05m x 2.87m)

Rear aspect double glazed window, carpet and radiator.



A three bedroom semi-detached house situated close to Brackenbury Cliffs in Old Felixstowe, requiring renovating throughout.



Kitchen

13'2 x 9'5 (4.01m x 2.87m)

Side aspect double glazed door and window, vinyl flooring, air conditioning unit, space for washing machine & dish washer, work surface, stainless steel sink & drainer, wall and base mounted units, door to;

Rear Lobby

Side aspect double glazed window, vinyl flooring, door to;

Wet Room

Rear & side aspect double glazed windows, tiled walls & flooring, heated towel rail, recessed spot lights, extractor fan and wall mounted shower head.

Landing

Carpet, stairs to loft room and doors to;

Main Bedroom

13'1 x 11'4 (3.99m x 3.45m)

Two front aspect double glazed windows, carpet, built in wardrobes and carpet.

Bedroom 2

10 x 9'5 (3.05m x 2.87m)

Rear aspect double glazed window, exposed floor boards and radiator.

W/C

Side aspect double glazed window, low level flush w/c, hand wash basin and part tiled walls.

Dressing Room / Bedroom

9'5 x 8'0 (2.87m x 2.44m)

Side aspect double glazed window, vinyl flooring, built in wardrobe and door to;

Bedroom 3

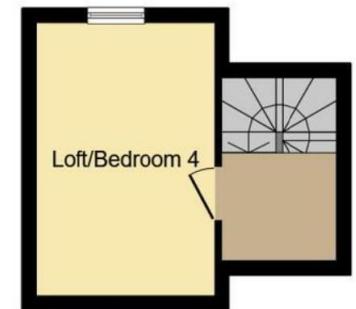
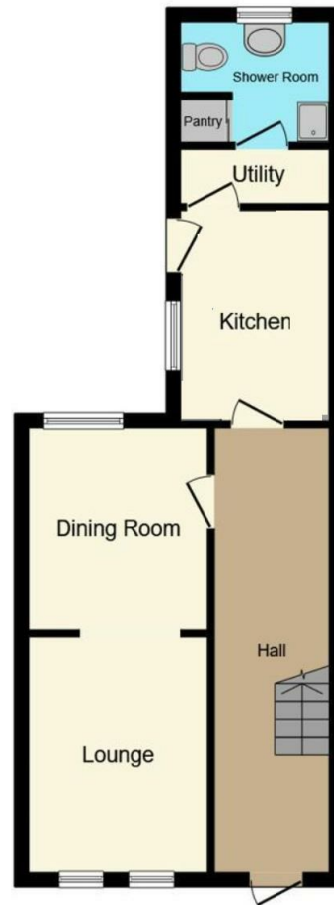
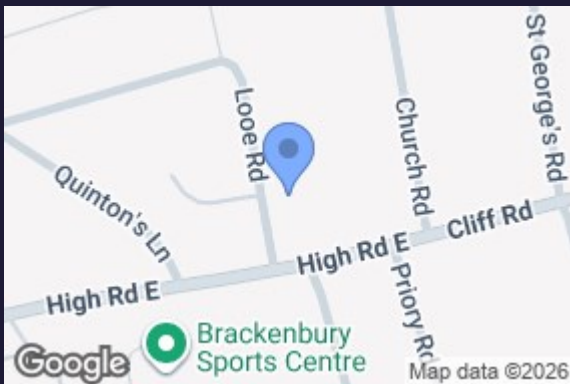
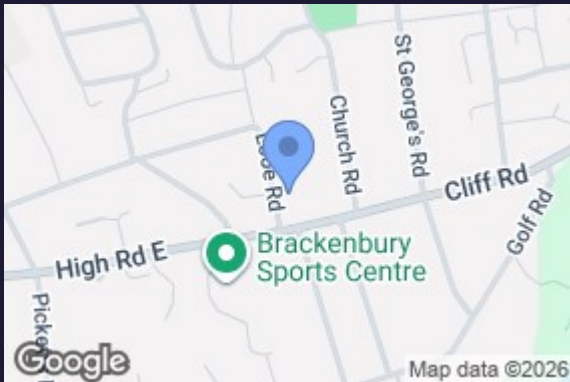
8'5 x 8'5 (2.57m x 2.57m)

Rear aspect double glaze window, carpet and radiator.

Loft Room

10'5 x 9'6 approx measurements (3.18m x 2.9m approx measurements)

Rear aspect double glazed window



Council Tax Band **B** EPC Rating

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(112 plus) A	
(81-111) B	
(59-80) 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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