



**15 Langer Road, Felixstowe, IP11 2BP**

**£269,000 FREEHOLD**

Offered for sale with no onward chain and located within close proximity of Felixstowe seafront is this modernised five bedroom three storey mid terrace family home.

In addition to the five bedrooms the property benefits from two reception rooms, a modern kitchen and two bathrooms. The accommodation in brief comprises lounge, inner hallway, dining room, shower room, kitchen, on the first floor are four of the bedrooms and a family bathroom with the main bedroom located on the second floor. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

The property is situated a short distance away from the sea and promenade, a short walk to the popular Beach Street with a variety of eateries. Langer primary school is also located nearby boasting an Ofsted rating of Good.

**ENTRANCE DOOR** Opening into :-

**LOUNGE 17' 25" x 11' 11" (5.82m x 3.63m)**

Herringbone style vinyl flooring, radiator, window to front aspect, TV point, archway into :-

**INNER HALL** Radiator, Herringbone style vinyl flooring, stairs leading up to the first floor with an under stairs storage cupboard, doors to :-

**DINING ROOM 11' 11" x 11' 7" (3.63m x 3.53m)**

Herringbone style vinyl flooring, radiator, window to rear aspect.

**SHOWER ROOM 8' 4" x 4' 7" (2.54m x 1.4m)**

Modern suite comprising low level WC, wash hand basin with mixer tap, double width walk in shower with tiled surround, extractor, heated towel rail, tiled flooring, part tiled walls, obscured window to side aspect, airing cupboard housing Potterton boiler.

**KITCHEN 12' x 10' 4" (3.66m x 3.15m)**

Modern re-fitted kitchen comprising fitted worktops with a tiled splashback, high gloss grey handleless 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 a washing machine, further space for freestanding fridge/freezer, integrated electric oven with four ring electric hob and cooker hood above, Herringbone style vinyl flooring, window to side aspect, French doors to rear aspect.

**FIRST FLOOR LANDING**

Stairs leading up to the second floor with an under stairs storage cupboard and doors to

**BEDROOM TWO 12' x 11' 7" (3.66m x 3.53m)**

Radiator, window to front aspect, original feature fireplace.

**BEDROOM THREE 12' x 10' 10" (3.66m x 3.3m)**

Radiator, window to rear aspect, fitted wardrobes, original feature fireplace.

**BEDROOM FOUR 10' 5" x 9' 4" (3.18m x 2.84m)**

Radiator, window to rear aspect.

**BEDROOM FIVE 8' 9" x 5' 11" (2.67m x 1.8m)**

Radiator, window to front aspect.

**BATHROOM 8' 9" x 7' 4" (2.67m x 2.24m)**

Modern suite comprising low level WC, wash hand basin with waterfall style mixer tap, L shaped panel bath with waterfall style mixer tap and shower head attachment, part tiled walls, tiled flooring, heated towel rail, two obscured windows to side aspect, extractor.

**SECOND FLOOR LANDING**

Access to eaves storage, door to :-

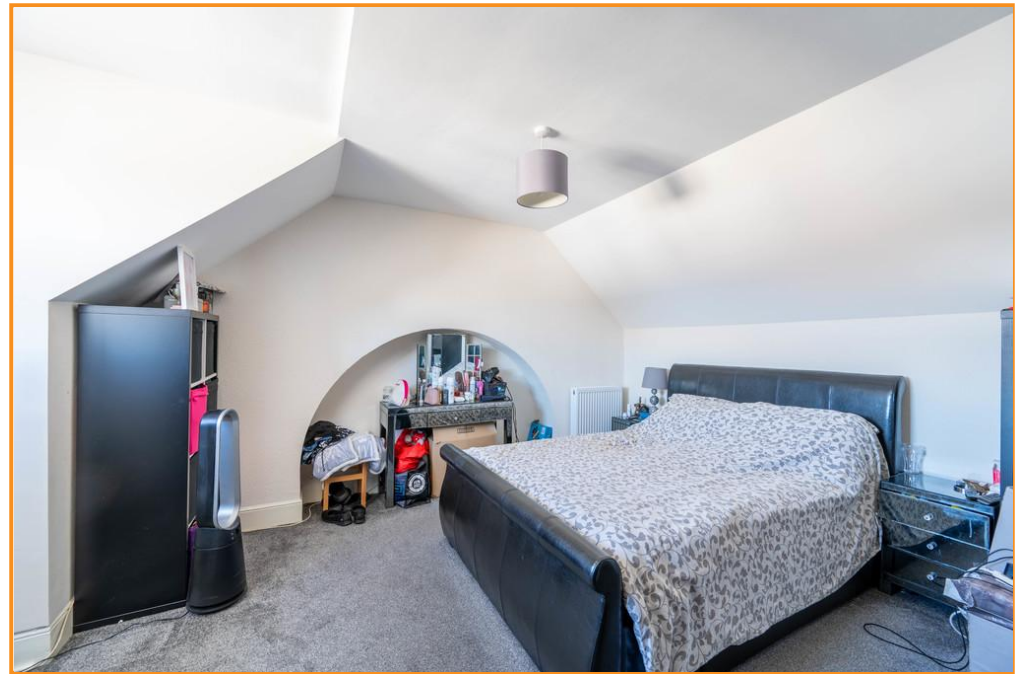
**BEDROOM ONE 16' reducing to 10'6" x 15' 1" (4.88m x 4.6m)**

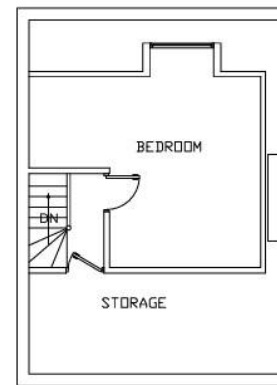
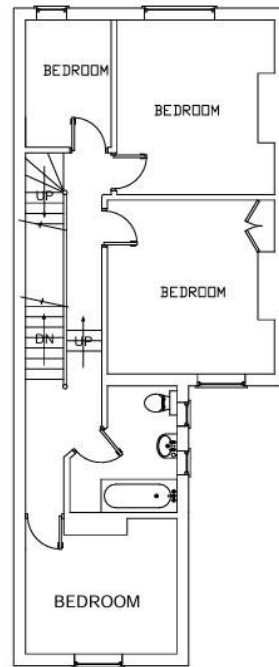
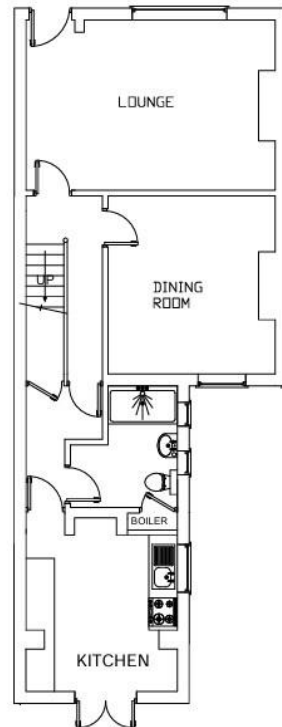
Radiator, window to front aspect.

**OUTSIDE**

There is a courtyard style rear garden which is relatively low maintenance as fully patiod, enclosed by fencing, outside socket, lighting and tap, timber shed, rear access gate.

**COUNCIL TAX** Band 'B'





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		