



13 Orford Road, Felixstowe, IP11 2DZ

£225,000 FREEHOLD

Situated a stones throw away from Felixstowe seafront is this beautifully presented and extended two double bedroom mid terrace home.

In addition to the two bedrooms the property benefits from a modern kitchen, modern bathroom and a ground floor extension creating a garden room/utility.

The accommodation in brief comprises entrance hall, lounge, kitchen, rear lobby, cloakroom, utility room/garden room, upstairs are two double bedrooms and a modern bathroom. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

Orford Road is located a short distance away from Felixstowe seafront and a range of activities and eateries such as Sea You cafe, Beach Street and Felixstowe Pier. Felixstowe town centre is approximately one and a half miles away.

A viewing is highly recommended to appreciate the modernised and spacious accommodation on offer.

OPEN STORM PORCH

UPVC double glazed entrance door opening into :-

ENTRANCE HALLWAY

Karndean flooring, radiator, stairs leading up to the first floor and doors to :-

LOUNGE 15' 4" x 11' 10" (4.67m x 3.61m)

Vertical radiator, window to front aspect, TV point.

KITCHEN 10' 5" x 8' 10" (3.18m x 2.69m)

Modern re-fitted kitchen comprising fitted worktops with fitted storage units above and units and drawers below, composite sink unit with mixer tap and single drainer, space and plumbing available for a dishwasher, integrated electric Lamona oven with four ring gas hob and cooker hood above, breakfast bar, tiled flooring, under counter and kickboard lighting, window to rear aspect and an opening into :-

REAR LOBBY

Tiled flooring, radiator, under stairs storage cupboard, space and plumbing available for an American style fridge/freezer and doors to :-

CLOAKROOM

Modern suite comprising low level WC, wash hand basin, part tiled walls, tiled flooring, heated towel rail, obscured window to rear aspect.

UTILITY/GARDEN ROOM 9' 7" x 8' 7" (2.92m x 2.62m)

Laminate flooring, space and plumbing available for both a washing machine and a tumble dryer, window to side aspect, patio doors into rear garden.

FIRST FLOOR LANDING

Radiator, window to rear aspect, storage cupboard housing combi boiler, access to loft space and doors to :-

BEDROOM ONE 12' 4" x 11' 11" (3.76m x 3.63m)

Radiator, window to front aspect, part panelled walls.

BEDROOM TWO 12' 4" x 8' 10" (3.76m x 2.69m)

Radiator, window to rear aspect.

BATHROOM 11' 10" x 5' 10" (3.61m x 1.78m)

Modern re-fitted suite comprising low level WC, vanity wash hand basin with mixer tap and storage drawers below, P-shaped panel bath with mixer tap and twin shower heads over, fitted shower screen, fully tiled walls and floor, heated towel rail, further radiator and obscured window to front aspect.

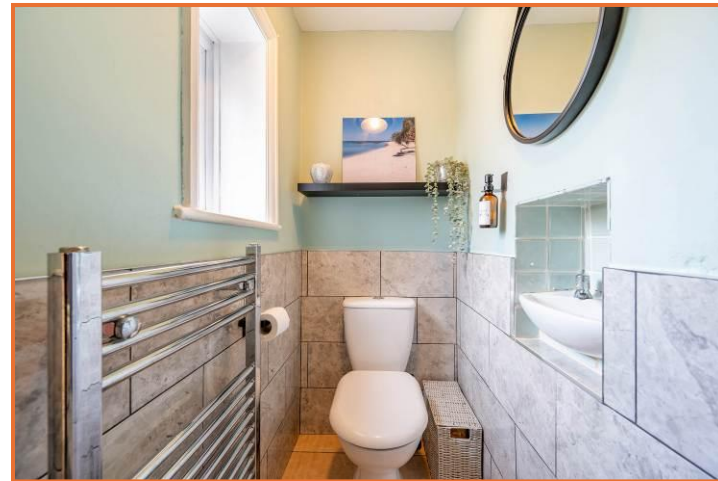
OUTSIDE

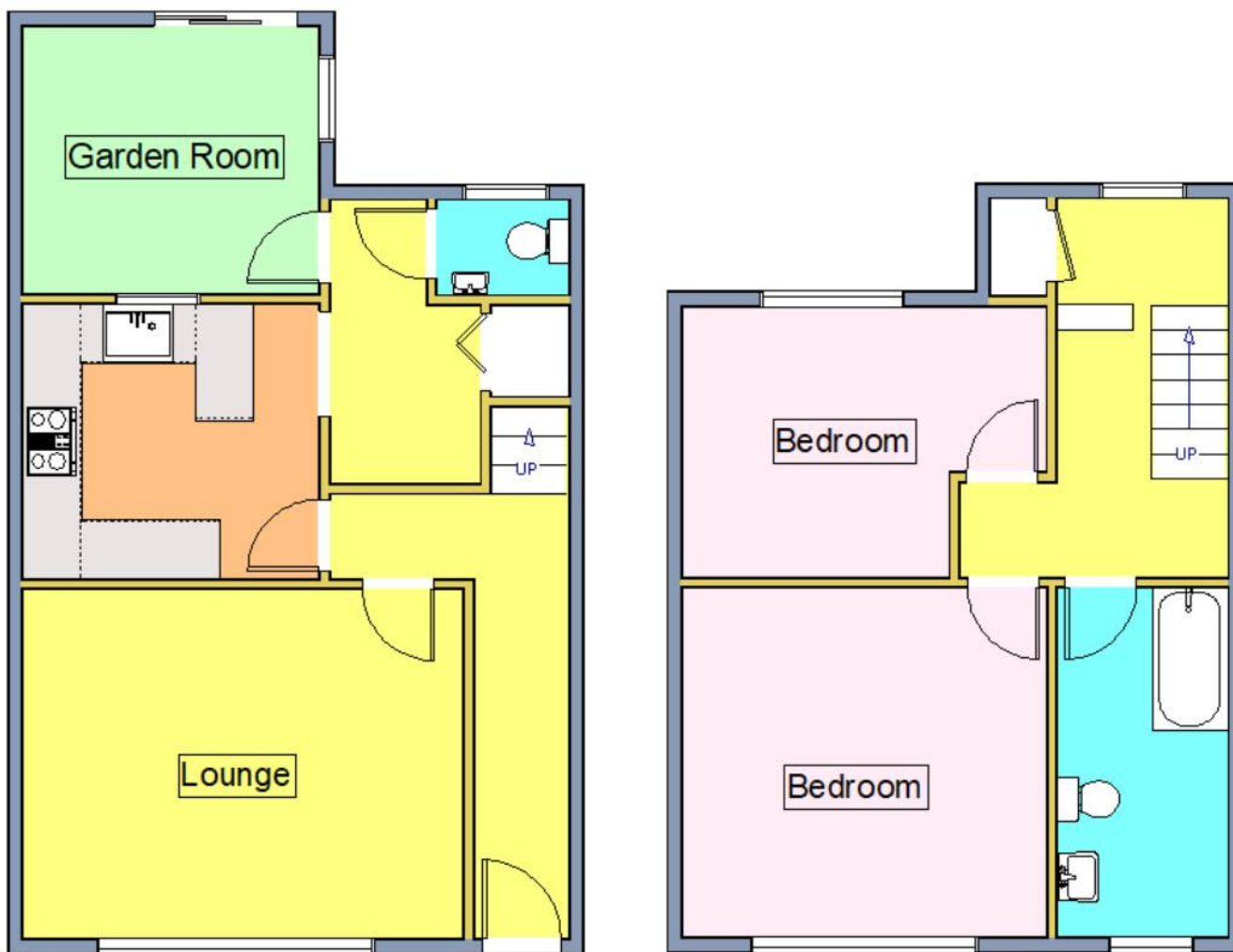
To the front of the property is a low maintenance front garden which has been fully block paved, has a low brick wall to the front boundary and fencing to side boundaries.

The rear garden again is relatively low maintenance and comprises two porcelain tiled patio areas, an Indian sandstone patio pathway leading to the rear access gate, the remainder of the garden is laid to artificial lawn and is enclosed by fencing, outside tap, outside lighting, large timber storage shed and a rear access gate.

COUNCIL TAX

Band 'A'





Total Area Approx: 815 sq. ft, 76 m²

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		