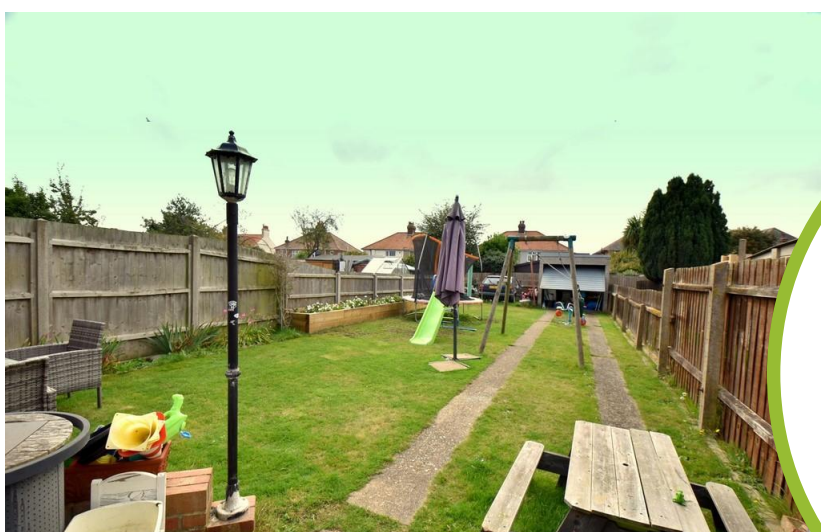


19 Graham Road, Felixstowe, IP11 9BL



Freehold

Offers In Excess Of

£270,000

Subject to contract

Early viewing advised

4 bedrooms  
1 reception room  
1 bathroom



An attractive and extended family home offering copious amounts of parking and benefitting from a large south facing rear garden and garage

## Some details

### General information

Approaching the property via a block paved driveway offering off road parking for multiple vehicles, you are welcomed into the property via a bright and newly decorated entrance hall. Leading through to the open-plan living/dining room which benefits from double aspect window to the front and patio doors to the rear. The kitchen has been extended and is of a good size and provides access into the rear garden, and a cloakroom, which is off the entrance hall, completes the ground floor accommodation.

The first floor benefits from two double bedrooms, one of which has a small balcony overlooking the south facing rear garden and a single bedroom which are serviced by an extended bathroom. The attic has been converted to accommodate a fourth bedroom which is currently used as the principal bedroom and has double aspect skylights and eaves storage.

### Entrance hall

#### Living/dining room

23' 3" x 10' 8" (7.09m x 3.25m) max

#### Cloakroom

5' 4" x 2' 5" (1.63m x 0.74m)

#### Kitchen

18' 9" x 6' 5" max (5.72m x 1.96m)

### First floor

#### Bedroom two

11' 9" x 11' (3.58m x 3.35m)

#### Bedroom three

10' 8" x 10' 2" (3.25m x 3.1m)

#### Bedroom four

7' 1" x 5' 8" (2.16m x 1.73m)

#### Bathroom

8' 3" x 6' 5" (2.51m x 1.96m)

### Second floor

#### Bedroom one

15' 5" x 10' 9" (4.7m x 3.28m)

### The outside

The property is enclosed by fencing to the sides and rear. There is a patio area and it is mainly laid to lawn with plant and shrub borders. The garage is also in the rear garden which has vehicular access to it.

### Where?

Graham Road is located in the popular area of Walton which is approximately 1 mile from Felixstowe town centre. It has a range of local amenities nearby and offers great access to the A14.

### Important information

Council Tax Band - B

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - D

Our ref - AB

### Directions

From our Felixstowe office proceed north up Hamilton Road and at the roundabout take the first exit into High Road West. Continue on High Road West passing the Garrison Lane traffic lights and take a left into Seaton Road and then the first right into Graham Road. The property can be found on the left hand side.

### Further information

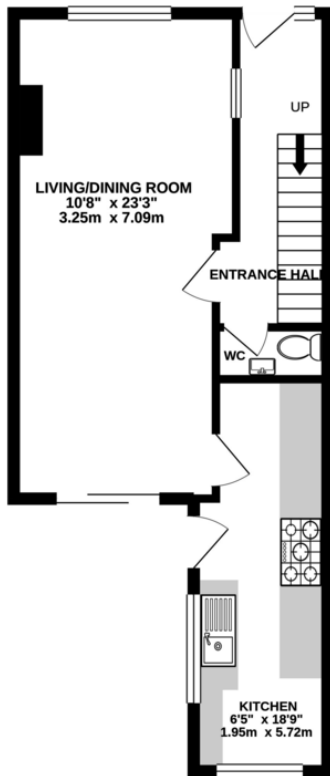
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

[fennwright.co.uk](http://fennwright.co.uk)

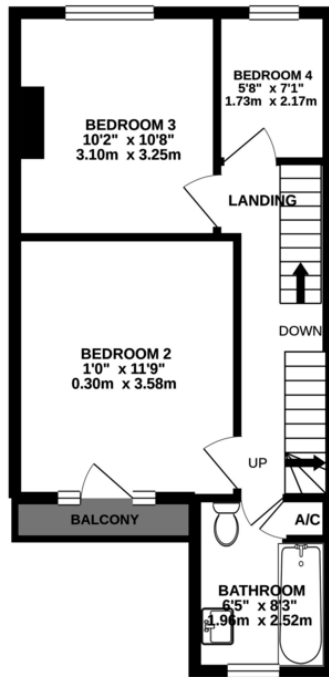
### Viewing

To make an appointment to view this property please call us on 01394 548700.

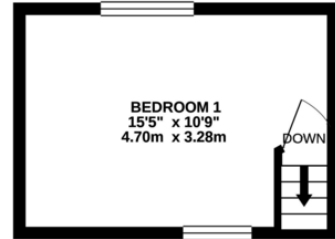
GROUND FLOOR  
430 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



2ND FLOOR  
162 sq.ft. (15.0 sq.m.) approx.



TOTAL FLOOR AREA : 990 sq.ft. (92.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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To find out more or book a viewing

01394 548700

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