

6 Winston Close, Felixstowe, IP11 2FA



**Freehold**  
Guide Price  
**£200,000**  
Subject to contract  
Parking

- 2 bedrooms
- 1 reception room
- 1 bathroom



Located over the Orwell Green development and offering great access to the A14 is this ideal first-time purchase/investment property.

## Some details

### General information

The property is located down a quiet no through road and has parking for two vehicles. Upon entry, the property has an entrance hall which leads to the kitchen and the living/dining room.

The kitchen is located at the front of the property and comprises a modern range of wall and base level units and ample space for appliances. The living/dining room overlooks the rear garden and has the stairs leading to the first floor.

The two bedrooms are of a good size and the principal bedroom benefits from built in wardrobes, and both rooms serviced by a family bathroom which also has the airing cupboard.

### Entrance hall

#### Kitchen

8' 5" x 7' 9" (2.57m x 2.36m)

#### Living/dining room

15' 4" x 11' 8" (4.67m x 3.56m)

#### Landing

#### Bedroom one

12' 1" x 11' 8" (3.68m x 3.56m)

#### Bedroom two

11' 9" x 5' 7" (3.58m x 1.7m)

#### Bathroom

8' 5" x 5' 7" (2.57m x 1.7m)

### The outside

Enclosed by fence borders with side gate leading to the parking. Mainly laid to lawn with patio area and two sheds.

### Where?

The property is situated over the Orwell Green development which has close access to the A14, local schools and supermarkets and bus routes.

### Important information

Council Tax Band - A

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

Tenure - Freehold

EPC rating - C

Our ref - AB

### Directions

From our Felixstowe office proceed north down Hamilton Road to the roundabout and take the first exit onto High Road West. Continue down High Road West and turn left into Seaton Road and follow to the Maidstone Road roundabout and take the first exit into Grange Road. At the next roundabout take the third exit onto Grange Farm Avenue and then proceed down and take a right into Runnacles Way and Winston Close is on the left hand side. The property can be found on the right hand side.

### Further information

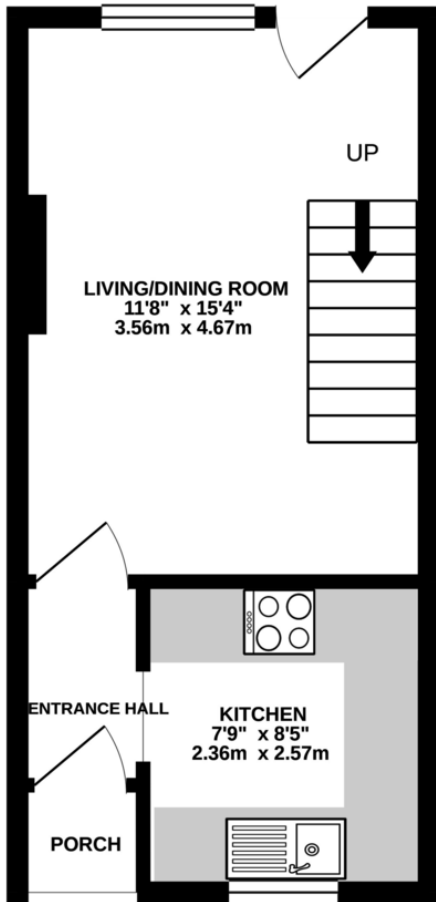
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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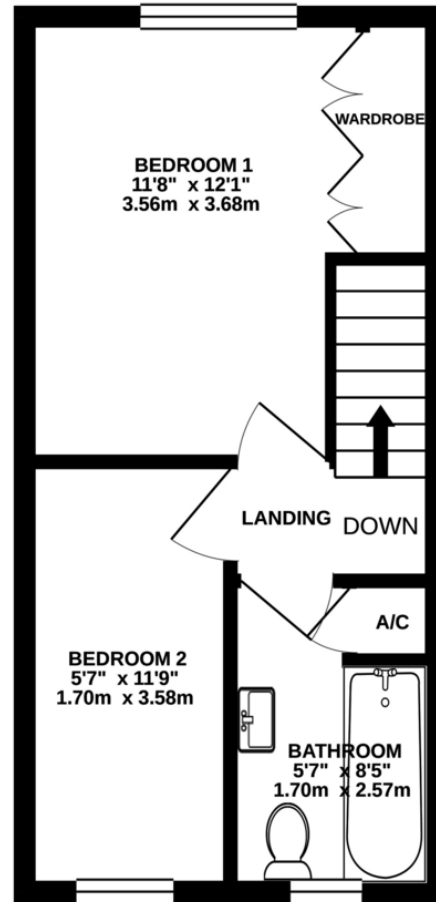
### Viewing

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

GROUND FLOOR  
263 sq.ft. (24.5 sq.m.) approx.



1ST FLOOR  
265 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA: 529 sq.ft. (49.1 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

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