

91 Western Avenue, Felixstowe, IP11 9NG



Freehold

**£330,000**

Subject to contract  
No onward chain

2 bedrooms  
1 reception room  
1 bathroom



A splendid and deceptively spacious bungalow offered for sale with no onward chain and situated on a corner plot benefitting from a good-sized garden and located in a popular residential area of Old Felixstowe.

# Some details

## General information

The pleasant and gravelled front garden leads to the porch entrance. The entrance hall has a useful storage cupboard and has doors leading to the living room, kitchen and to the rear garden. The living room is of a particularly good size and benefits from dual aspect windows and has a serving hatch through to the kitchen. The kitchen could do with some general modernisation but is all in working order and enjoys the views out onto the garden.

In the middle of the property a hall has doors to the bedrooms, one at the front of the property and the other to the rear with both benefitting from built in wardrobes. The shower room completes the properties accommodation and has recently been modernised and comprises a large shower cubicle and a vanity wash hand basin and a back-to-wall W/C.

### Entrance porch

4' 4" x 2' 2" (1.32m x 0.66m)

### Entrance hall

4' 5" x 9' 2" (1.35m x 2.79m)

### Rear porch

4' 4" x 3' 1" (1.32m x 0.94m)

### Living room

13' 7" x 17' (4.14m x 5.18m)

### Kitchen

8' 8" x 8' 7" (2.64m x 2.62m)

### Bedroom one

12' 1" x 14' (3.68m x 4.27m)

### Bedroom two

11' 8" x 9' 1" (3.56m x 2.77m)

### Shower room

7' 4" x 6' (2.24m x 1.83m)

## Outside

The front garden is low maintenance and mainly laid to shingle with two mature shrubs and a path leading to the entrance porch. The rear garden boundaries are a mixture of wall and fences, with a garden shed and a side gate. There is a garage located at the rear of the garden with a driveway in front of the garage door, providing off road parking. A patio area runs the width of the property, and a path leads to the garage and a second patio area. The rest of the garden is laid to lawn and has a range of mature plants and shrubs.

## Location

The property is situated in the popular residential area of Old Felixstowe approximately 1 mile away from Felixstowe town centre and a short walk down to the sea front and the cliff tops, also approaching Jacobs Ladder. There is a range of local amenities close by including shops, takeaways, hairdressers, butchers and public houses including the White Horse and The Fludyers Hotel.

## Important information

Council Tax Band - C

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 Hamilton Road office proceed north on Hamilton Road to the Orwell Hotel roundabout, take the third exit onto High Road East. Proceed down High Road East until you have gone past the parade of shops on the left hand side. Continuing on the road you will then approach Western Avenue on your left hand side. Turn into Western Avenue and the property can be found just after the turning on the right hand side.

## Further information

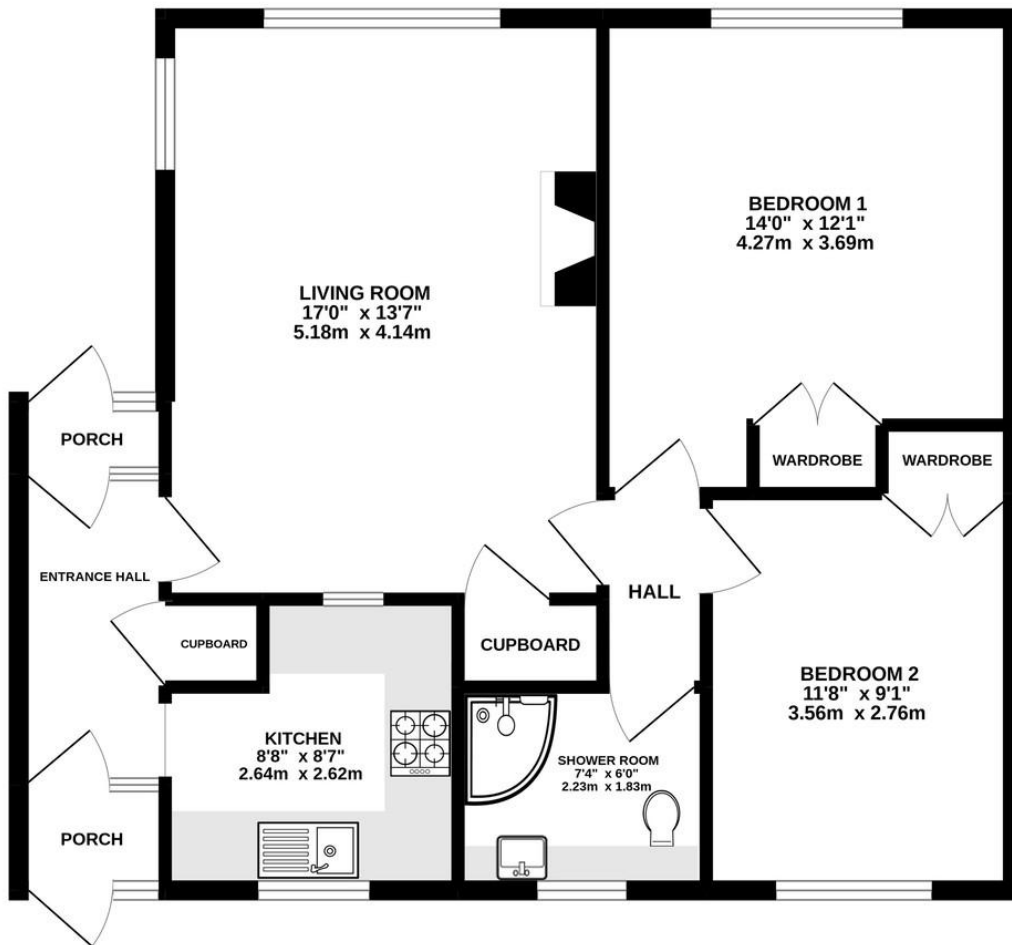
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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## Viewing

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

GROUND FLOOR  
699 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA : 699 sq.ft. (65.0 sq.m.) approx.

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To find out more or book a viewing

**01394 548700**

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