

Stables Road, Felixstowe, Suffolk, IP11 9FH

Asking Price: £280,000



- End of Terrace House
- Three Bedrooms
- Sitting Room
- Fully Integrated Kitchen
- Bathroom & En-Suite Shower Room
- Off-Road Parking for Two Cars

This nicely presented and modern three bedroom end of terrace house, situated in the popular seaside town of Felixstowe and offering good access out to the A14 commuter trunk road, is just five years old and comes with the remainder of the NHBC warranty. The property benefits from off-road parking for two cars, a lovely enclosed rear garden, double glazing, and gas central heating. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall; modern fully integrated kitchen / dining room; sitting room; ground floor cloakroom; first floor landing; three bedrooms, one of which has an en-suite shower room; and a family bathroom.

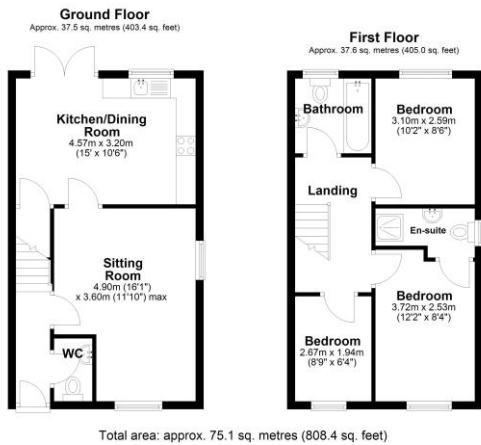
Felixstowe is a much loved, traditional seaside resort known for its promenade and Blue Flag quality sand and shingle beach which have both been beautifully restored in 2017, perfectly kept seafront gardens with a new bandstand and water fountain offering ocean views, and a variety of seaside attractions. The pier has been brought back to life with a modern twist with eating areas, wine bars, outside seating all around the pier and, occasionally, live music. The beach huts in all their pretty glory have been given a new lease of life with their lovely neutral traditional seaside colours.



Felixstowe is also home to the UK's largest, and Europe's busiest, container port and the viewing area at Landguard offers great views of ships coming into the port and here too, are the Landguard Bird Observatory and Landguard Peninsular nature reserves. There is a foot and cycle ferry crossing between Felixstowe and Harwich. North of the town centre is the fishing village of Old Felixstowe with its gallery, golf course and riverside inns. The area between Manor End and Cobbold's Point is Felixstowe's main seafront and can be explored along a two mile long promenade. Further along the promenade you come across Felixstowe's colourful and intriguing Seafront Gardens which start beside the Town Hall and stretch for a mile along the promenade and are well worth exploring.



Council Tax Band: C



Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		97
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	