

91 Langer Road
Felixstowe, Suffolk, IP11 2HP

GODDARD
& Co



£205,000 Freehold

A WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE situated within walking distance of Felixstowe sea front. The property which occupies a corner plot features double glazing, an attractive garden, large carport and driveway. The accommodation consists of an entrance hall, lounge, dining room, kitchen, landing, three bedrooms and bathroom.

- CORNER PLOT
- THREE BEDROOMS
- LOUNGE
- KITCHEN
- LARGE CAR PORT
- PARKING



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ENTRANCE HALL:

UPVC entrance 8' 8" door, stairs rising to the first floor accommodation, storage heater.

LOUNGE - 14' 0" x 11' 10" (4.27m x 3.61m):

Door from kitchen, double glazed patio doors leading to the rear garden, fireplace, double doors leading to dining room, storage heater

DINING ROOM - 11' 10" x 11' 10" (3.61m x 3.61m):

Double glazed window to front aspect, storage heater.

KITCHEN - 6' 10" x 18' 2" (2.08m x 5.54m):

maximum measured into recess. Comprising single drainer sink unit with mixer tap and base unit under, work surfaces with base units under, wall mounted cupboards, plumbing for washing machine and dish washer, splash back tiling, cupboard housing water tank, double glazed windows to rear and side aspects, door leading to outside.

FIRST FLOOR LANDING:

Access to roof space, double glazed window to side aspect.

BEDROOM ONE - 14' 0" x 11' 10" (4.27m x 3.61m):

Double glazed window to rear aspect, fireplace.

BEDROOM TWO - 11' 10" x 11' 10" (3.61m x 3.61m):

Double glazed window to front aspect, fireplace.

BEDROOM THREE - 8' 7" x 6' 10" (2.62m x 2.08m):

Double glazed window to front aspect.

BATHROOM:

White suite comprising panelled bath, pedestal wash basin, low level w.c., splash back tiling, double glazed window to side aspect.

OUTSIDE:

The property occupies a corner plot with the front garden being laid to shingle. Gated side access leads to the side and rear garden which is enclosed, laid to lawn with shrub beds, shingle, decking patio area, paved patio area and two timber sheds. There is gated access from Micklegate Road which leads to a driveway and large car port with up and over style door.

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