

*A three bedroom end-of-terrace house, in need of refurbishment, located in a residential area of Felixstowe, within walking distance of the town centre and the sea.*

Guide Price  
£195,000 Freehold  
Ref: P7235/C

2 Kings Fleet Road  
Felixstowe  
Suffolk  
IP11 2NZ



Hallway, sitting room, dining room and kitchen.  
Three bedrooms on the first floor and shower room.  
Front and rear gardens. Outbuildings.

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## Location

The property is located in a residential area of Felixstowe which is close to the town centre. Felixstowe is a seaside town with many amenities along the popular seafront and promenade, including the pier, restaurants, cafes, amusement arcades, and other holiday activities as well as a swimming pool and leisure centre. In the town itself are a number of local and national shops, including a Tesco supermarket and on the outskirts of the town is a Morrisons supermarket. Felixstowe is close to the A14. There is a railway station with trains running into Ipswich and then onto London Liverpool Street.

## Description

2 Kings Fleet Road is an end of terrace house of brick construction under a tiled roof. It is understood to date from the 1950s. The house is in basic order throughout. It is anticipated that a buyer will choose to carry out a refurbishment programme.

## The Accommodation

### *The House*

### Ground Floor

A partially glazed front door leads to the

### *Hallway*

South facing UPVC window. Stairs to the first floor landing. Doors lead to the kitchen and

### *Sitting Room* 14' x 11' (4.27m x 3.35m)

Tiled fireplace. Night storage heater. North facing UPVC window overlooking the rear garden. Glazed door to the exterior. A door leads to the







*Dining Room* 10'11 x 8'3 (3.33m x 2.51m)

North facing UPVC window. Stove (not in working order). Night storage heater (not in working order). A door opens to the



*Kitchen* 11'2 x 8' (3.40m x 2.44m)

Fitted with a basic range of high and low level wall units with space and plumbing for a washing machine, oven and fridge freezer. Roll edge work surface with stainless steel sink with drainer and taps above. South facing UPVC window to the front of the property. A door leads to a cloakroom and a further door leads back to the Hallway where the stairs lead to the



## **First Floor**

### *Landing*

South facing UPVC window. Airing cupboard with lagged hot water cylinder with immersion heater and slatted shelving. Hatch to roof space. Night storage heater. Doors leads off to the three bedrooms and shower room.

### *Bedroom One* 11' x 11' (3.35m x 3.35m)

North facing UPVC window to the rear of the property. Built-in wardrobe with hanging rail and shelf above.

### *Bedroom Two* 12' x 9'5 (3.66m x 2.87m)

A dual aspect room with north and east facing UPVC window. Built-in wardrobe with hanging rail and shelf above.





*Bedroom Three* 8'8 x 7'2 (2.64m x 2.18m)

South facing UPVC window to the front of the property.

*Shower Room*

WC, hand wash basin and shower unit. South facing window with obscured glazing.

**The Outside**

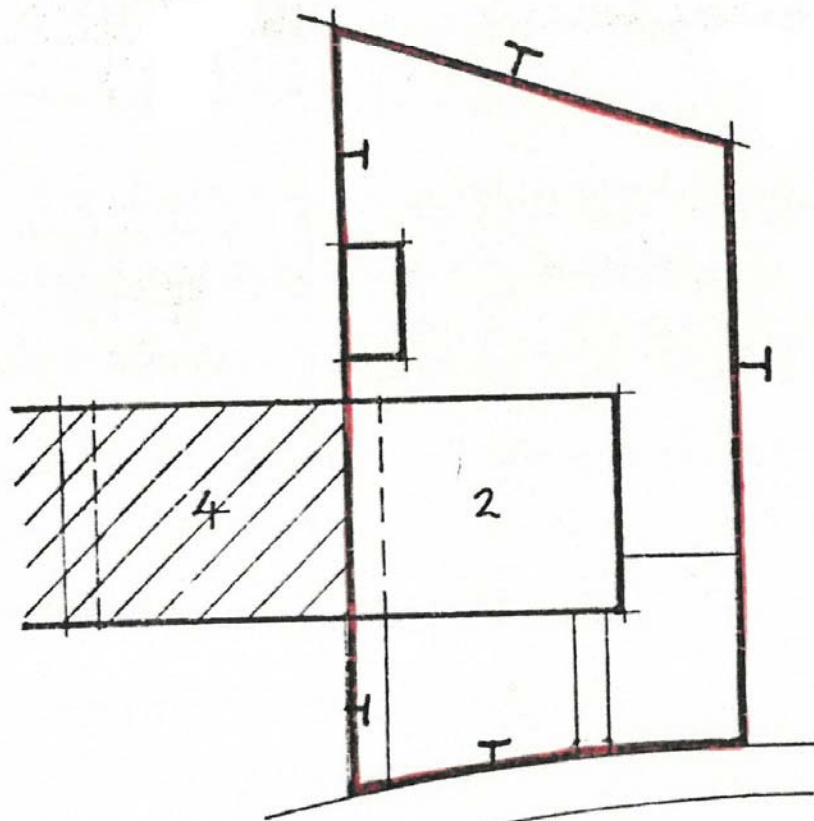
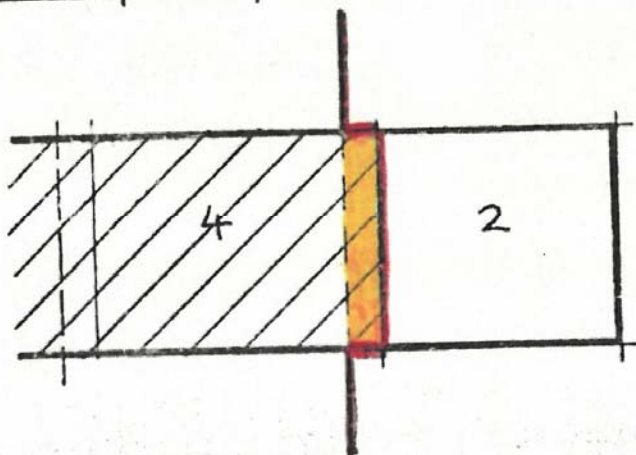
To the front of the property there is a garden measuring approximately 12m x 4m (39' x 13'). The rear garden measures approximately 12m x 9m (39' x 30') and contains a brick built shed.





First floor plan.

Bedrooms of No 4  
over passageway  
of No 2



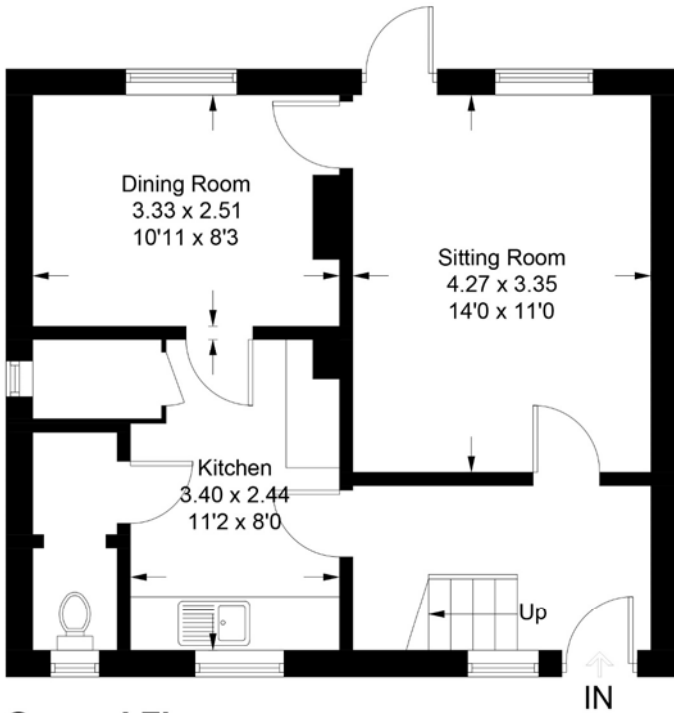
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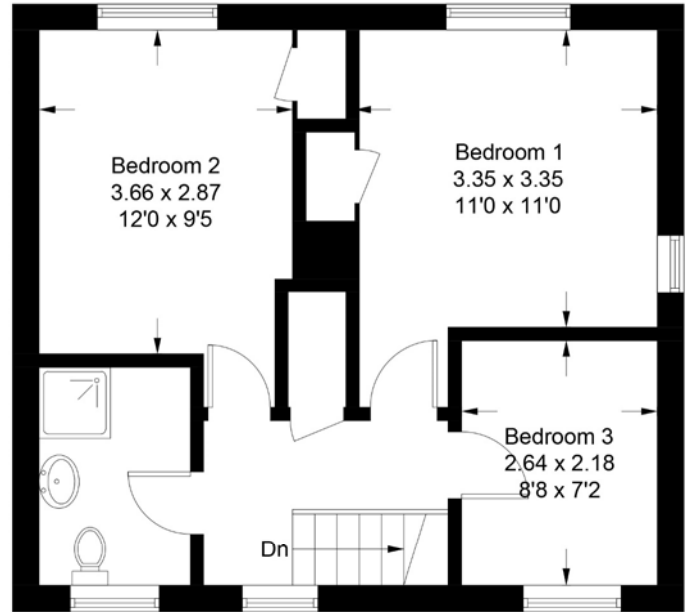
road.

## 2 Kings Fleet Road, Felixstowe

Approximate Gross Internal Area = 87.1 sq m / 937 sq ft



**Ground Floor**



**First Floor**

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Produced for Clarke and Simpson

*Viewing* Strictly by appointment with the agent.

*Services* Mains electricity, water and drainage. Electric night storage heaters (not all in working order).

*EPC* = D (copy available from the agents)

*Council Tax* Band B; £1,564.18 payable per annum 2023/2024

*Local Authority* East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

### NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. It is probate sale and probate has been granted.

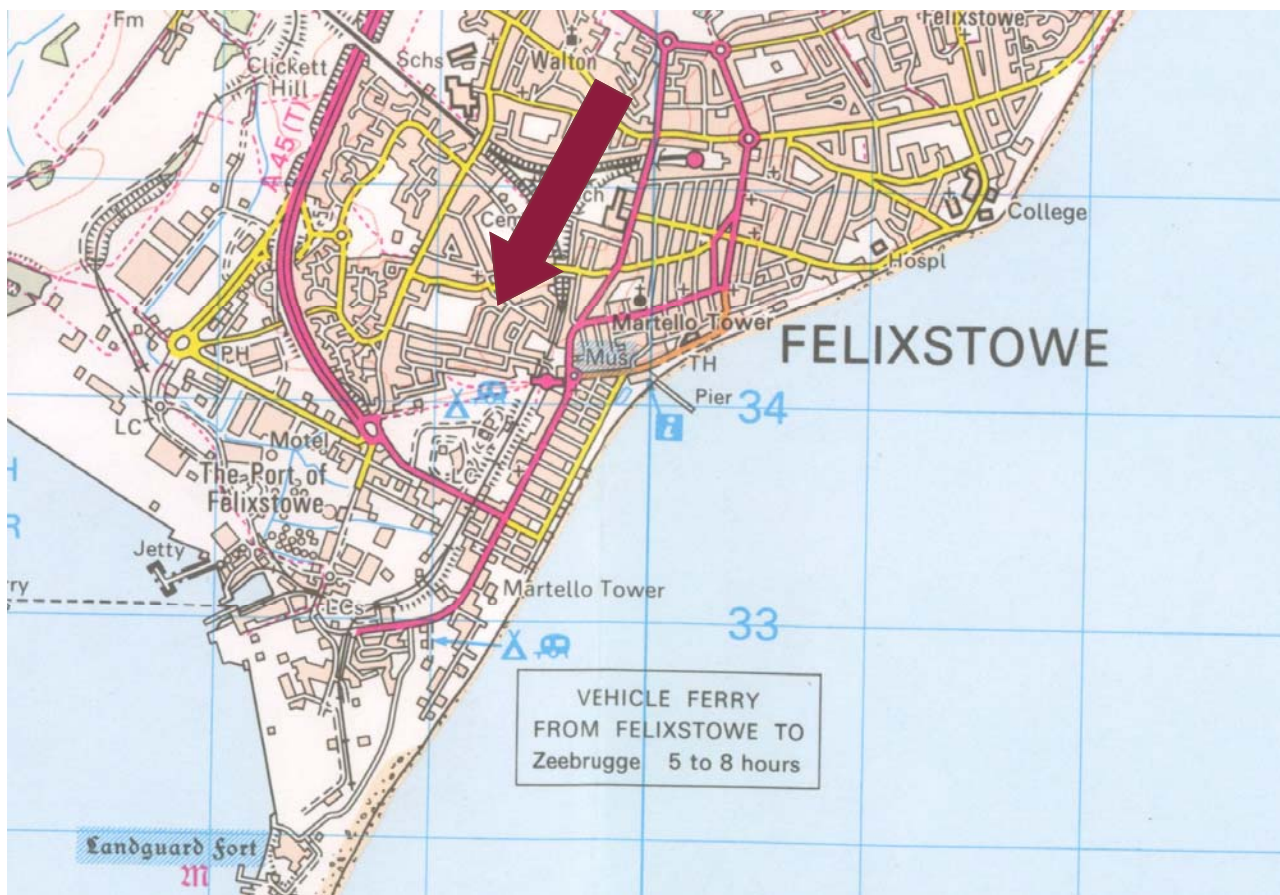
4. As per the site plan in the particulars, the first floor of the neighbouring property flies over the passage way of 2 Kings Fleet Road.

*January 2024*

**Directions**

From the A14 Port of Felixstowe road, take the left slip road toward Grange Farm/Morrisons supermarket. At the roundabout take the third exit onto Wesel Avenue. Continue along Wesel Avenue which then becomes Grange Road and turn right into Mill Lane. Continue along Mill Lane to the roundabout and take the third exit into Stour Avenue. Proceed along Stour Avenue and take the next right into Butley Road. Kings Fleet Road is the next road on the right and number 2 can be found a short way along on the right hand side.

What3Words location: ///whips.short.wounds



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