

*A four bedroom semi-detached house with off road parking and pretty garden, within walking distance of the sea and all Felixstowe has to offer.*

Guide Price  
£450,000 Freehold  
Ref: P7277/C

9 Park Avenue  
Felixstowe  
Suffolk  
IP11 9JP



Hall, drawing room, sitting room, dining room, kitchen and cloakroom.

Four first floor bedrooms and bathroom.

Off road parking, garage.

Mature gardens extending to 0.12 acres.

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## Location

The property is situated on Park Avenue which is a no through road. It is within walking distance of all Felixstowe has to offer. 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. There is a railway station with trains running into Ipswich and then onto London Liverpool Street.

## Description

9 Park Avenue is a semi-detached house of what appears to be brick construction with heavy rendered elevations under a tiled roof. It is believed to date from the mid-20th Century and it offers spacious accommodation over two floors. A buyer will wish to carry out a general modernisation programme which will include some damp remedial work. On the ground floor are three reception rooms along with a kitchen and cloakroom. On the first floor are three double bedrooms, a good size single bedroom and bathroom. Outside, there is ample parking as well as a garage and mature rear garden.

## The Accommodation

### *The House*

### Ground Floor

A porch leads to a front door that opens to the

#### *Hall*

South-west and south-east facing UPVC windows. Stairs to the first floor landing. Radiator. Doors lead to the drawing room, sitting room, dining room and downstairs

#### *Cloakroom*

WC and hand wash basin with cupboard below. Tiled walls and flooring. South-east facing UPVC window.

#### *Drawing Room* 15' x 15' (4.57m x 4.57m)

Living Flame gas fire with timber surround. South-west facing UPVC bay window. Radiator.



*Sitting Room* 13'3 x 12'7 (4.04m x 3.84m)

North-east facing UPVC French doors flanked on both sides by windows open to the rear patio and garden. Living Flame gas fire with timber surround. Radiator.



*Dining Room* 11'8 x 9'8 (3.55m x 2.95m)

South-east facing UPVC window. Radiator. Wall to wall fitted cupboards and further cupboard housing the gas fired boiler. A glazed door leads to the



*Kitchen* 11'4 x 11' (3.45m x 3.35m)

Fitted with a range of high and low level wall units with integrated washing machine, dishwasher, fridge and freezer. Work surface with two and a half bowl stainless steel sink with mixer taps above. Range cooker with extractor fan above. South-east and north-east facing UPVC windows and door to the exterior.



From the ground floor hallway the stairs that have a chairlift, lead to the

**First Floor**

*Landing*

Hatch to roof space and doors to the four bedrooms and bathroom.

*Bedroom One* 15'2 x 15' (4.62m x 4.57m)

South-west facing UPVC bay window to the front of the property. Fitted wardrobes and dressing table with drawers. Radiator.



*Bedroom Two* 13' x 12'7 (3.96m x 3.84m)

A double bedroom with north-east facing UPVC window with pleasant views over the rear garden. Wall to wall fitted wardrobes and dressing table.



*Bedroom Three* 11'4 x 11' (3.45m x 3.35m)

A third double bedroom with north-east facing UPVC window overlooking the rear garden. Fitted wardrobes. Radiator.

*Bedroom Four* 9'9 x 8'8 (2.97m x 2.64m)

A good size single bedroom with south-east facing UPVC window to the side of the property. Radiator.



*Bathroom*

Comprising, bath, shower, WC, bidet and hand wash basin with cupboard below. Radiator. Tiled flooring and walls. South-east facing UPVC window with obscured glazing. Built-in airing cupboard with lagged hot water cylinder and slatted shelving.



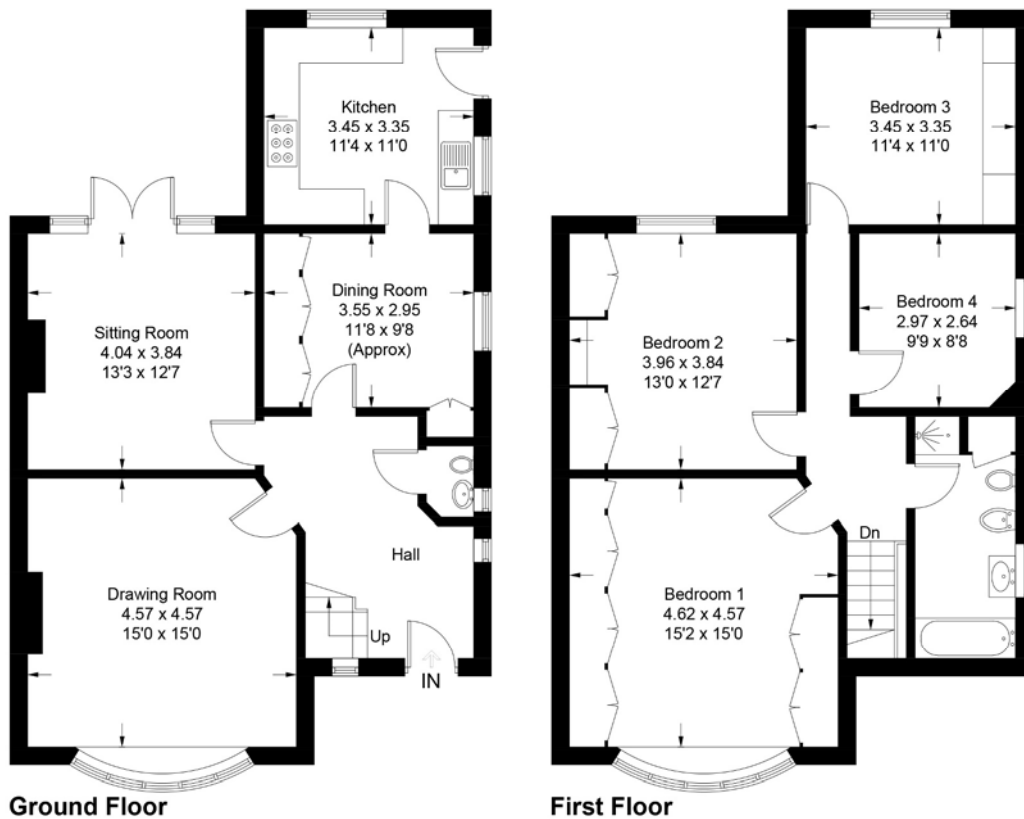
## Outside

To the front of the property is an area of lawn and a brick paved driveway providing off road parking for a number of vehicles. This leads to a car port and the garage. This is prefabricated and has an up and over door to the front as well as a personnel door to both the driveway and garden, as well as windows. It measures 23'7 x 12'4 and power is connected. Adjacent to the garage and to the rear of the house is an extensive patio area which opens to lawn. The mature garden has shrub borders and a pleasant feeling of privacy. It measures approximately 90' x 30'.



## 9 Park Avenue, Felixstowe

Approximate Gross Internal Area = 147.7 sq m / 1590 sq ft



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*Viewing* Strictly by appointment with the agent.

*Services* Mains water, drainage, electricity and gas. Gas fired central heating system. Water softener.

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

*Council Tax* Band D; £2,107.99 payable per annum 2024/2025

*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.

*April 2024*



## Directions

Entering Felixstowe on the A14 proceed at the roundabout onto the A154. At the 2nd roundabout turn right. At the next roundabout, opposite to Orwell Hotel turn left and proceed along the road turning right onto Park Avenue. Number 9 will be found on the left hand side.

What3words: ///windy.fried.hobby



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