To arrange a viewing of this property, or book a free valuation of your home call 01394 282828

PROPERTY MISDESCIPTIONS ACT 1991 - All buyers should make their own enquiries into the suitability, operation and safety of all fixtures, fittings and appliances. The wording, pictures, plans and measurements advertised here are intended as guidance only. Nicholas Estates Ltd has not carried out a survey on this property and offers no guarantees or warrantee. All information given should be considered incorrect, the validity of ownership of land and property should be verified by your own solicitors.

# WWW.NICHOLASESTATES.CO.UK





# Suffolk Sands, Felixstowe. £69,000

2 Bedroom(s) 1 Bathroom(s)

WWW.NICHOLASESTATES.CO.UK

1 Reception(s)



### Property Description

The Willerby Winchester model is a 2020 model with an open plan living area this popular villa is ideal for entertaining friends and family and is a stones throw from the beach front. This Holiday Home has two bedrooms, one with en-suite shower rom and bedroom two is a twin room with a connecting walk in wardrobe leading to the bathroom, a high specification kitchen with an array of appliances. Outside there is a wrap around PVC decking and off road parking.

Suffolk Sands is ideally located close to the beach and popular promenade. Felixstowe is a popular town in Suffolk that offers wonderful restaurants, independent cafes, stunning coastal walks and family entertainment. Felixstowe also offers great transport links to many other tourist hotpots in and around Suffolk.

### Features Include

Also...

Short Walk To Sea Front

Two Bedrooms Ideal Holiday Let Investment Park Facilities Available



# WWW.NICHOLASESTATES.CO.UK

#### Main accommodation

Kitchen/Breakfast Room Feet: 12' 6" x 10' 4" | Meters: 3.81 x 3.15 Side aspect double glazed door, two dual aspect double glazed windows, vinyl floor, work surface with stainless steel sink & drainer, gas hob and electric double oven, wall and base mounted units, open to;

Lounge Feet: 12' 6" x 11' 4" | Meters: 3.81 x 3.45 Front aspect double glazed patio doors, two dual aspect double glazed windows, carpet and radiator.

Inner Hall Carpet, radiator and doors to;

Bedroom 2 Feet: 8' 6" x 5' 6" | Meters: 2.59 x 1.68 Side aspect double glazed window, carpet and radiator.

Shower Room Side aspect double glazed window, radiator

Bedroom 1 Feet: 8' 3" x 8' 2" | Meters: 2.51 x 2.49 Rear aspect double glazed window, carpet, radiator, fitted bedroom furniture and wardrobe door to;

En-Suite W/C

Side aspect double glazed window, radiator, low level flush w/c, hand wash basin, recessed spot lights, vinyl floor and radiator.

# WWW.NICHOLASESTATES.CO.UK











