



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92-100	A		
81-91	B		88
69-80	C		
55-68	D	70	
39-54	E		
21-38	F		
1-20	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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

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The Downs, Felixstowe

£235,000

2 Bedroom(s) 1 Bathroom(s) 1 Reception(s)

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Property Description

A very well presented two double bedroom semi-detached house situated on a no through road in a popular residential location. The accommodation comprises, entrance hall, lounge, kitchen/diner and conservatory. The first floor offers two double bedrooms and bathroom. Outside the property benefits off road parking for 2-3 cars, to the rear there is a well stocked, fully enclosed garden with paved patio and garden shed. The property further benefits, gas fired central heating and uPvc double glazed windows and doors.

Features Include

Semi-Detached House
Kitchen/Diner
Conservatory

Also...

Off Road Parking
Fully Enclosed Rear Garden



Main accommodation

Entrance Hall

Front aspect double glazed door, side aspect double glazed window, radiator, carpet, stairs to 1st floor, door to;

Lounge Feet: 11' 8" x 10' 5" | Meters: 3.56 x 3.18

Front aspect double glazed box bay window, carpet, radiator and understairs cupboard, open to;

Kitchen/Diner Feet: 13' 6" x 8' 9" | Meters: 4.11 x 2.67

Rear aspect double glazed window, rear aspect double glazed double doors to conservatory, tiled floor, work surface with stainless steel sink & drainer, space for washing machine & dish washer, wall and base mounted units, radiator and wall mounted gas fired combi-boiler.

Conservatory Feet: 9' 5" x 5' 5" | Meters: 2.87 x 1.65

Rear and side aspect double glazed windows, side aspect double glazed double doors and carpet.

Landing

Side aspect double glazed window, carpet and doors to;

Bedroom 1 Feet: 11' 5" x 10' 5" | Meters: 3.48 x 3.18

Front aspect double glazed window, radiator, carpet, airing cupboard and walk in wardrobe.

Bathroom

Rear aspect double glazed window, low level flush w/c, hand wash basin, recessed spot lights, panelled bath with shower over and tiled surround, tiled floor and heated towel rail.

Bedroom 2 Feet: 9' 5" x 7' 4" | Meters: 2.87 x 2.24

Rear aspect double glazed window, radiator, carpet and loft access.

Front Garden

Shingle driveway providing off road parking for 2-3 cars and path to front door.

Rear Garden

Largely laid to lawn, paved patio, garden shed and mature flowering borders.

