



Manor Terrace  
Felixstowe IP11 2EN

**L** | **LEADERS**  
Connecting people with property



**\*\*\* SEA VIEWS \*\*\*** A BAY FRONTED FOUR BEDROOM VICTORIAN Town House situated close to Felixstowe Sea Front. The property featured gas central heating, double glazing and a garage accessed from the rear. The accommodation briefly consists of a lounge, dining room, kitchen/ breakfast room, four bedrooms and bathroom.

#### **ENTRANCE PORCH**

Part glazed entrance door, further part glazed door leading to:

#### **ENTRANCE HALL**

Radiator, under stairs storage cupboard, staircase rising to first floor galleried landing, doors leading to:

#### **LOUNGE**

Radiator, open fireplace, double glazed window with tilt-n-turn window to front aspect offering views towards the sea.

#### **DINING ROOM**

Ornamental fireplace, radiator, double glazed window to rear aspect.

#### **KITCHEN/BREAKFAST ROOM**

Measured in two separate areas

#### **KITCHEN AREA**

Comprising a single drainer sink unit with base unit under, work surfaces with base units under, matching wall mounted cupboards, extractor hood, space for cooker, plumbing for automatic washing machine, double glazed window to side aspect.

#### **BREAKFAST AREA**

Radiator, double glazed windows to rear and side aspects, door leading on to the rear garden, built-in pantry and space for fridge/freezer.

#### **FIRST FLOOR GALLERIED LANDING**

Doors leading to three bedrooms and also door/throughway leading in to:

#### **ADDITIONAL LANDING AREA/STUDY**

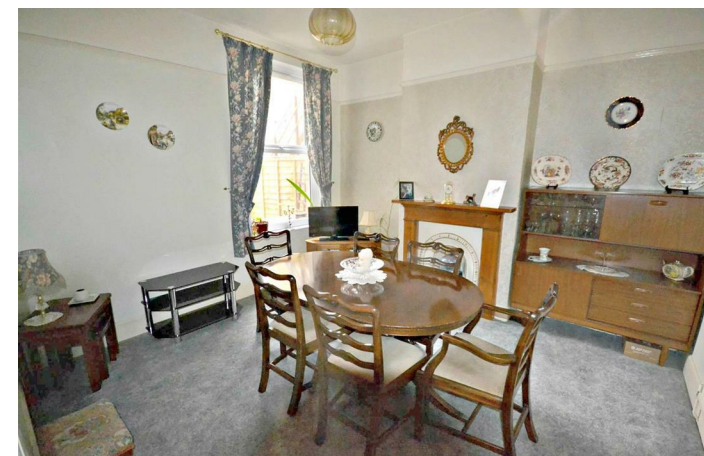
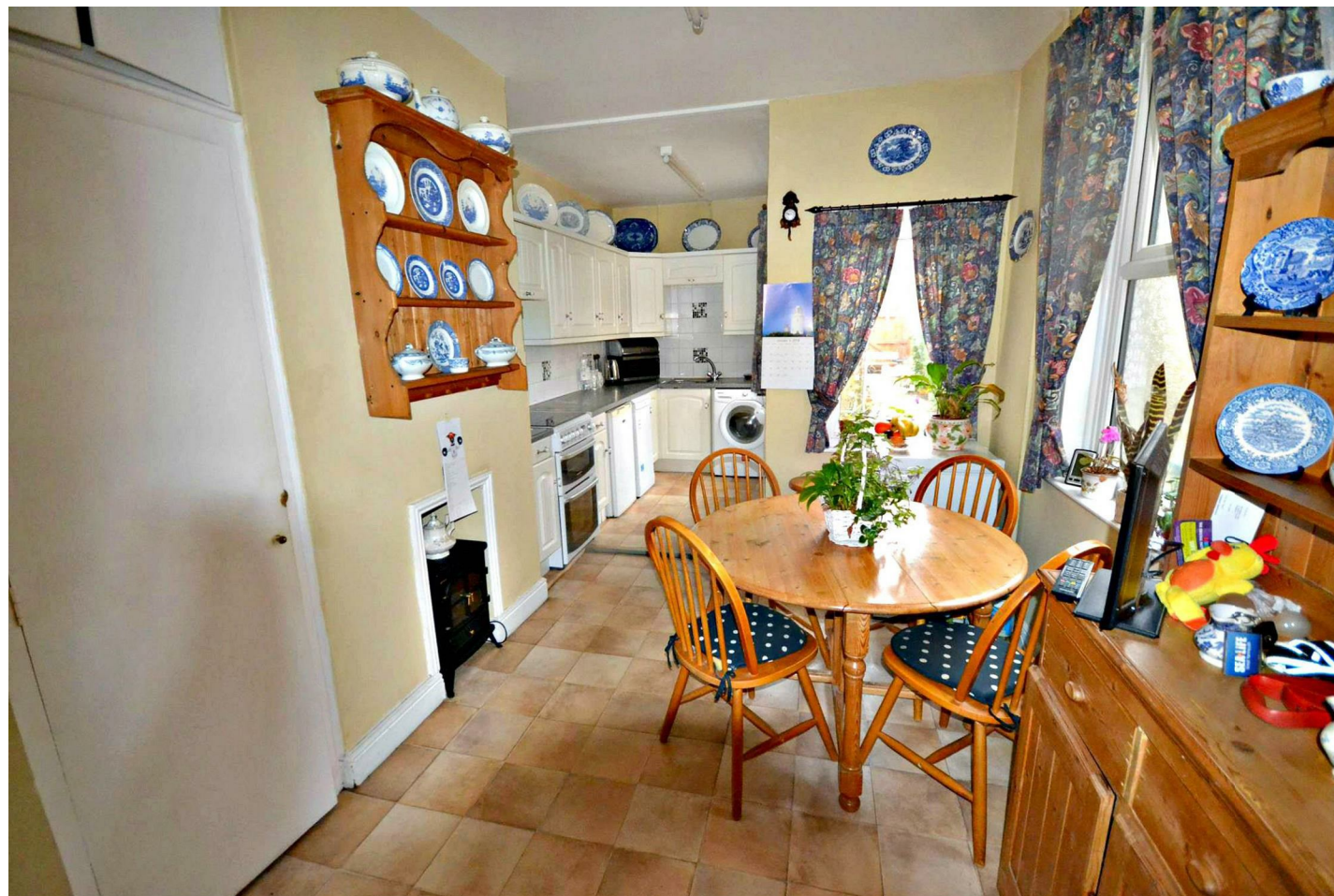
Radiator and doors leading to bedroom and bathroom.

#### **BEDROOM ONE**

Offering fine SEA VIEWS to front aspect via double glazed window with tilt-n-turn window, radiator.

#### **BEDROOM TWO**

Radiator, double glazed window to rear aspect.





### BEDROOM THREE

Radiator, tilt-n-turn double glazed window to rear aspect, further window to side aspect, walk-in airing cupboard housing a gas boiler.

### BEDROOM FOUR

Radiator, SEA VIEW, double glazed window to front aspect.

### BATHROOM

White suite comprising panelled bath with shower over, low level WC, wash hand basin, radiator, two double glazed windows to side aspect.

### OUTSIDE

The property stands slightly recessed from Manor Terrace and has a front garden with pathway leading to front door. The established enclosed rear garden offers a variety of flowers and shrubs, houses three integral brick stores and also a Garage. A standing area leads to the garage, which is approached via the rear communal driveway via gates.

### GARAGE

18'2 x 8'3

With up and over style door door.

### Disclaimer (FELIX)

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix G20718

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.