



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(92-100) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>	78	(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England, Scotland & Wales		England, Scotland & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO <sub>2</sub> ) emissions. The higher the rating the less impact it has on the environment.	

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

PROPERTY MISDESCRIPTIONS 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 warranty. All information given should be considered incorrect, the validity of ownership of land and property should be verified by your own solicitors.

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## Highfield Road, Felixstowe

### Offers In The Region Of £175,000

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

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Property Description

A well presented two bedroom ground floor flat in a town centre location and only a 5 minute walk to the sea front. Comprising, entrance hall, living/dining area, kitchen, two bedrooms and bathroom. The flat benefits from a fully enclosed, private, part walled rear garden.

Features Include

- GROUND FLOOR FLAT
- TWO BEDROOMS
- ENCLOSED REAR GARDEN

Also...

- CLOSE TO TOWN CENTRE
- WALKING DISTANCE TO SEA FRONT



Main accommodation

- Entrance Hall**  
Front aspect door, radiator, wooden laminate flooring, doors to lounge, bathroom & bedrooms.
- Lounge/Diner Feet: 18' 3" x 9' 6" | Meters: 5.56 x 2.90**  
Rear access box bay double doors, radiator, side aspect double glazed window, wood laminate floor, open to kitchen.
- Kitchen Feet: 8' 1" x 6' 5" | Meters: 2.46 x 1.96**  
Rear aspect double glazed window, vinyl floor, work surface, stainless steel sink & drainer, radiator, wall and base units, 4 ring gas hob, electric oven, integrated fridge freezer, washing machine.
- Bathroom**  
Heated towel rail, low level flush W.C, hand wash basin, tiled floor & walls, panelled bath and extractor fan.
- Bedroom 2 Feet: 11' 9" x 6' 2" | Meters: 3.58 x 1.88**  
Rear aspect double glazed window, radiator, carpet.
- Bedroom 1 Feet: 18' 6" x 8' 6" | Meters: 5.64 x 2.59**  
Rear aspect double glazed box bay window, radiator, carpet, airing cupboard with hanging space and combi boiler.
- Rear Garden**  
Fully enclosed, part walled garden with side access gate, laid to lawn, patio area, mature flower borders.

**Agents Note**  
Service Charge & Buildings Insurance: £315 per annum  
125 year lease with approx 110 remaining.

