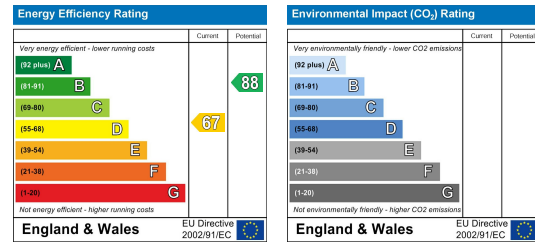


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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9 Tacon Road, Felixstowe IP11 2DT

£220,000

A three bedroom family home conveniently positioned just a short walk from the promenade and beach. The property has generous and well thought out living accommodation, including a entrance hall, lounge, kitchen/diner, ground floor bathroom and 1st floor cloakroom and benefits from gas central heating and double glazed windows, front & rear gardens and on street parking. Now in need of some TLC and offered with NO CHAIN



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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9 Tacon Road, Felixstowe, IP11 2DT

Felixstowe is renowned for its beautiful coastal scenery and vibrant community, making this location particularly appealing. With local amenities, schools, and the beach just a short distance away, this home is ideally situated for both convenience and leisure.

This property is a blank canvas, waiting for your creative touch to transform it into a stunning residence. Whether you are a first-time buyer or an experienced renovator, this house on Tacon Road is an exciting prospect that should not be missed.

Double glazed door to

ENTRANCE HALL:

Stairs to 1st floor, doors to...

LOUNGE: 15'5 x 11'9 (4.70m x 3.58m)

Double glazed window to front and a radiator.

KITCHEN/DINER: 15'2 x 9 (4.62m x 2.74m)

Double glazed window to rear, wall and base units, sink and drainer, worktop, space for appliances, under stairs storage, drawers, part tiled walls, radiator, COMBI boiler door to...

LOBBY:

Double glazed door to outside, door to...

BATHROOM:

Double glazed window to rear, bath with a mixer shower tap, hand wash basin, W.C and a radiator.

1st FLOOR LANDING:

BEDROOM ONE: 12'5 x 11'9 (3.78m x 3.58m)

Double glazed window to front and a radiator.

BEDROOM TWO: 11'9 x 6 (3.58m x 1.83m)

Double glazed window to front and a radiator.

BEDROOM THREE: 9'4 x 9 (2.84m x 2.74m)

Double glazed window to rear and a radiator.

CLAOKROOM:

W.C and a hand wash basin.

OUTSIDE:

To the front is a walled garden.

The rear is mainly lawn with a shed and access to rear via a gate.

IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email ipswich@hamilton-smith.com

