



1 Mickfield Mews, Felixstowe

Felixstowe



Minors & Brady

# 1 Mickfield Mews

Felixstowe

This Felixstowe home offers a straightforward setting for comfortable day-to-day living, with a bright reception room opening directly onto the garden and a layout that supports both routine and relaxation. Inside, the modern Wren kitchen, two well-proportioned bedrooms and tiled shower room provide a clean, low-maintenance environment, with allocated off-road parking. The private rear garden extends the living space outdoors, offering room for seating, play or planting. With shops, cafés, the seafront and local schools all within reach, it presents an appealing opportunity for first-time buyers or investors seeking a well-located property in a good residential area.

- Vendor found an onwards purchase
- Two-bedroom terraced home located in the Suffolk town of Felixstowe
- Ideal first-time purchase or investment opportunity
- Bright reception room with large windows and direct access to the rear garden
- Modern Wren kitchen with contemporary fitted units and practical workspace
- Tiled family shower room with a clean, modern finish
- Two bedrooms offering comfort and privacy
- Private rear garden with lawn, seating area and established borders
- Allocated off-road parking
- Convenient location close to shops, cafés, schools and the seafront



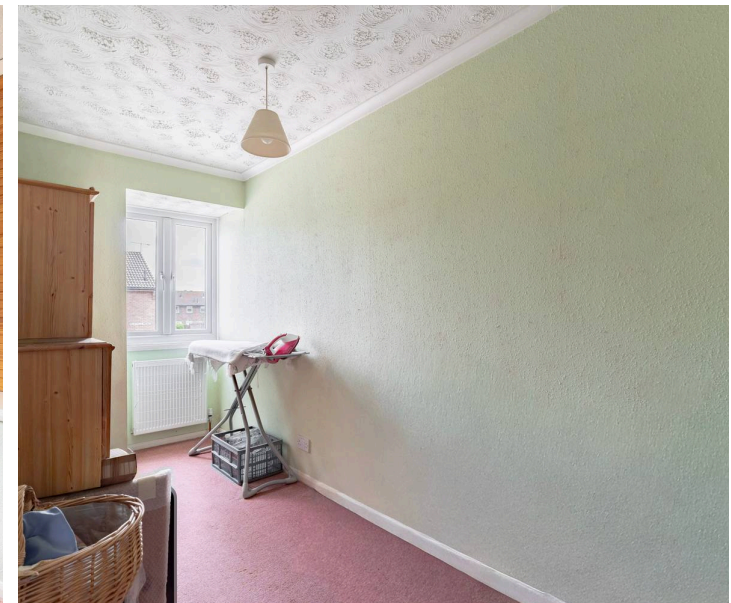
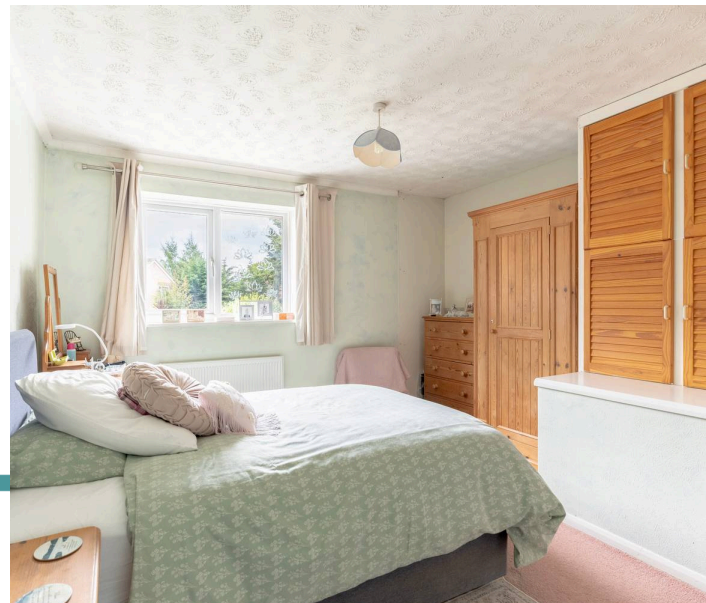
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Mickfield Mews sits within a residential area on the western side of Felixstowe, giving you a settled setting with straightforward access to day-to-day amenities and the seafront. Nearby shopping options include Tesco, Morrisons, Lidl, Aldi and Co-op, all close enough for regular use without needing to travel far. Families have several schools within reach, including Grange Primary School, Colneis Junior School and Felixstowe School for secondary education. Transport links are practical, with Felixstowe railway station offering direct services to Ipswich and the A14 connecting you towards the A12 and wider Suffolk. The area supports an easy, convenient lifestyle, with local shops, schools, green spaces and the coastline all accessible from home.



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A well-presented two-bedroom terraced home in a residential part of Felixstowe, this property offers a practical layout, modern finishes and convenient access to local amenities. It will appeal to first-time buyers and investors seeking a straightforward, low-maintenance purchase, with the added benefit of the vendor having found onwards.

The ground floor provides a comfortable reception room with generous glazing that frames views of the rear garden and allows natural light throughout the day. Direct access outside enhances the usability of this space for everyday living. The modern Wren kitchen features contemporary fitted units, an integrated oven, an induction hob and practical work surfaces, offering a well-organised setting for everyday cooking.

Upstairs, the main double bedroom includes an integrated cupboard providing useful storage, while the second bedroom offers flexibility for guests, a nursery or a home office. The shower room serves the accommodation with a clean, modern finish, including a shower cubicle, a hand wash basin, a toilet and tiled walls.



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The rear garden provides a private and manageable outdoor space, well suited to everyday use. A paved seating area sits directly outside the reception room, offering a practical spot for outdoor dining or a morning coffee. Beyond this, the garden is laid to lawn, creating a straightforward area for relaxation, play or planting. Established borders add colour and interest through the seasons without requiring extensive upkeep. A timber storage shed is ideal for storing gardening equipment.

The property benefits from one allocated parking space, supporting the home's practicality.

## Agents Notes


Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating system.

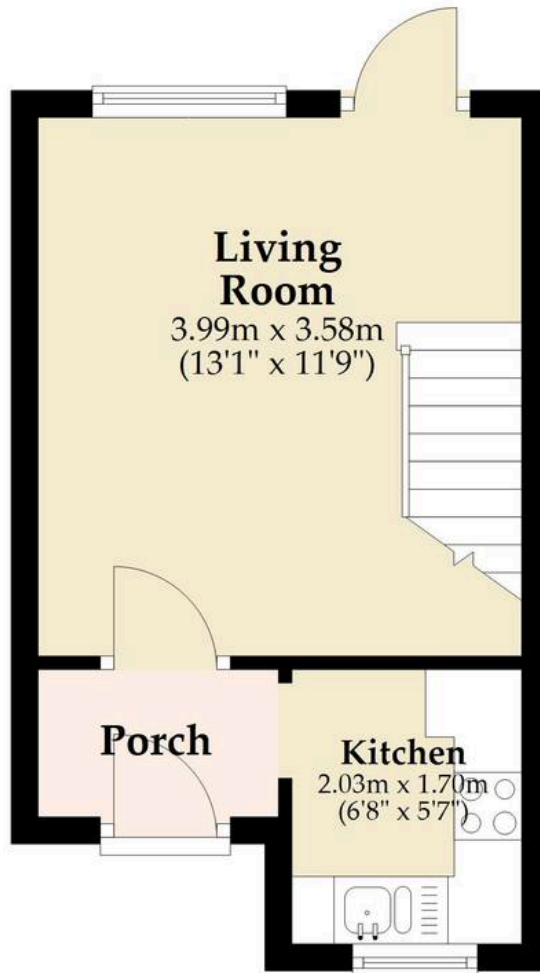


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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		<b>93</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>72</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 

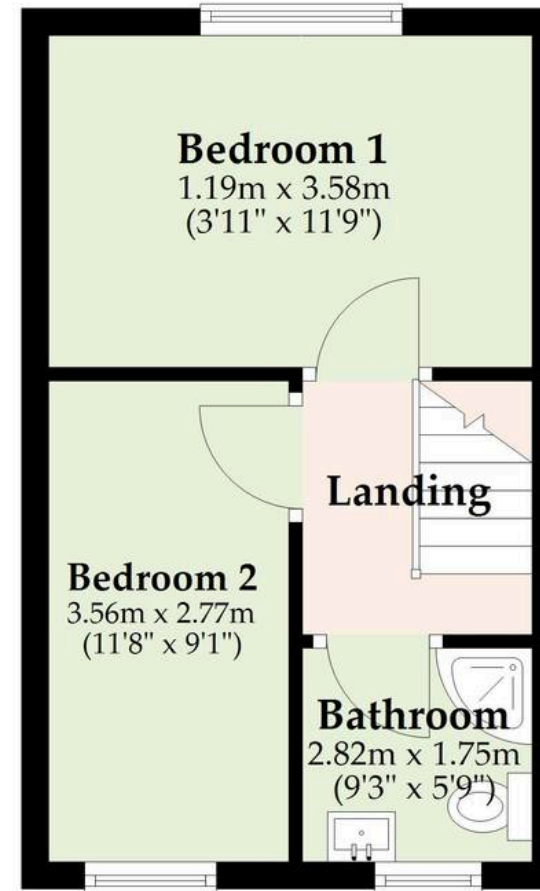
## Ground Floor

Approx. 20.2 sq. metres (217.7 sq. feet)



## First Floor

Approx. 23.1 sq. metres (249.2 sq. feet)



Total area: approx. 43.4 sq. metres (466.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

Plan produced using PlanUp.

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