



128 High Road, Trimley St. Mary, IP11 0SU

£279,950 FREEHOLD

Situated within a popular residential location within the village of Trimley St Mary, a well presented semi-detached three bedroom single bay house with good size and well maintained enclosed rear garden.

In addition to three good sized bedrooms further accommodation consists of an entrance hallway, lounge, dining room, fitted kitchen and ground floor bathroom.

Heating is supplied in the form of gas fired central heating to radiators with a modern Baxi combination boiler serving domestic hot water supply and central heating. All windows are of double glazed construction.

Trimley St Mary is a popular village location approximately three miles from the main town centre of Felixstowe and benefits from good public transport links into both Felixstowe and Ipswich, local shopping facilities, nearby schools and pleasant rural walks including via Cordys Lane towards Trimley nature reserve.

Offered for sale with vacant possession and no onward chain, an internal inspection is advised to appreciate the accommodation on offer.

PART GLAZED WOODEN ENTRANCE DOOR

With original leaded stained glass panel above leading to :-

ENTRANCE HALLWAY 22' 2" max x 5' 4" max (6.76m x 1.63m)

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

LOUNGE 15' 2" into bay reducing to 12'x 12' 5" (4.62m x 3.78m)

Radiator, feature fireplace surround, UPVC double glazed bay window to front aspect.

DINING ROOM 12' x 10' 8" (3.66m x 3.25m)

Radiator, UPVC double glazed window to rear aspect.

KITCHEN 13' x 10' 2" (3.96m x 3.1m)

Fitted comprising a single drainer sink unit with cupboards under, fitted drawers, cupboards, units and worksurfaces, gas cooker point, space for freestanding fridge/freezer, plumbing for automatic washing machine, space for tumble dryer, Baxi combination boiler serving domestic hot water supply and central heating, radiator, two UPVC double glazed windows to side aspect, UPVC double glazed door leading to outside, also doorway leading to :-

INNER LOBBY WITH BUILT IN PANTRY STYLE CUPBOARD

Door leading to :-

BATHROOM 9' 8"x 6' max reducing to 3' (2.95m x 0.91m)

Fully tiled wall surfaces fitted with a white suite comprising bath with tiled panel, mixer taps and shower attachment, low level WC, wash hand basin, radiator, extractor fan, UPVC double glazed window to rear aspect.

FIRST FLOOR LANDING 12' 2" x 5' 5" (3.71m x 1.65m)

Access to loft space, built in over stairs storage cupboard and doors leading to :-

BEDROOM 1 16' 6" x 12' (5.03m x 3.66m)

Radiator, two UPVC double glazed windows to front aspect.

BEDROOM 2 13' x 10' 3" (3.96m x 3.12m)

Radiator, UPVC double glazed window to rear aspect.

BEDROOM 3 12' x 10' 8" (3.66m x 3.25m)

Radiator, UPVC double glazed window to rear aspect.

OUTSIDE

The property stands slightly recessed from Trimley High Road and has a front garden enclosed by iron picket fence and standard fencing, with gate allowing access from pavement area.

The front garden is mainly block paved and further extends down the side of the property allowing side access into the rear garden.

REAR GARDEN

To the rear of the property is a well-maintained good size garden, featuring patio/terrace leading from the property to an area laid mainly to lawn.

To the rear of the garden is a raised decking area, the garden is enclosed by fencing and also houses a timber storage shed, has an outside tap and a gate allowing access from front.

COUNCIL TAX

Band 'C'

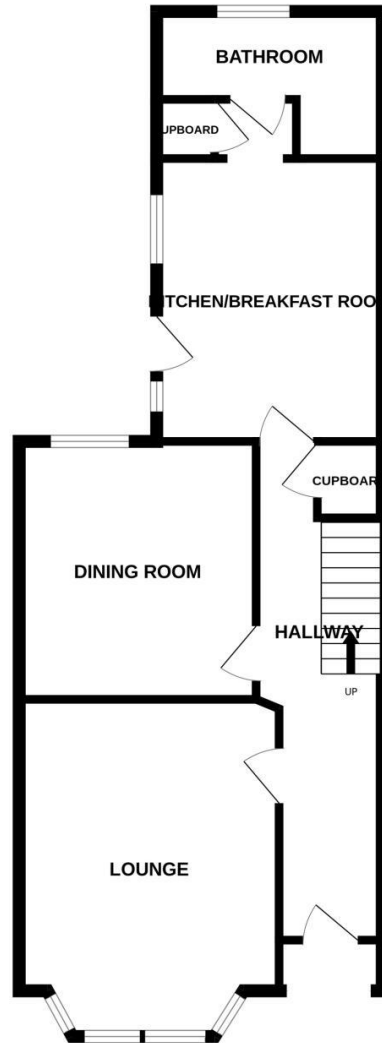


Energy Efficiency Rating

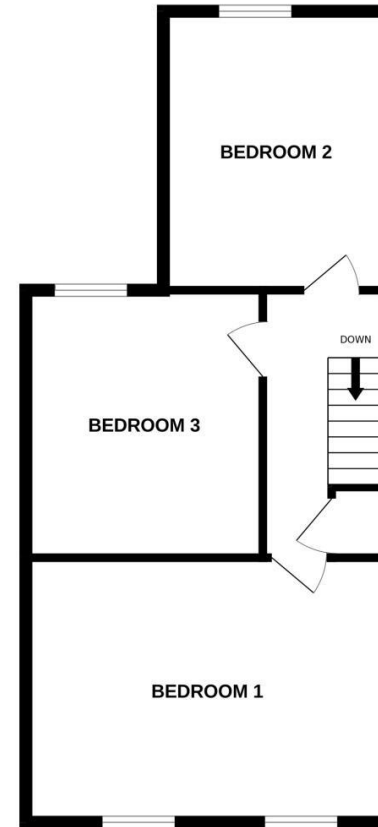
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		82
69-80 C		
55-68 D		
39-54 E	54	
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



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.
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