



6 Mill Pouch, Trimley St. Mary, Felixstowe IP11 0YJ

£260,000 FREEHOLD

Offered for sale with no onward chain, a modern three bedroom detached house in need of general updating and modernisation.

The accommodation in brief comprises entrance hall, cloakroom, lounge, double glazed conservatory, kitchen/dining room, three bedrooms and re-fitted shower room.

Further benefits include gas fired central heating via radiators, UPVC sealed unit double glazed windows, adjacent driveway and garage.

The property is situated off a residential cul-de-sac in the village of Trimley St Mary, convenient for nearby schools with Ofsted ratings of Good, regular bus services to both Felixstowe and the County town of Ipswich.

COMPOSITE DOUBLE GLAZED ENTRANCE DOOR

Opening to :-

ENTRANCE HALL

Doors leading to the kitchen and lounge and door to :-

CLOAKROOM

White suite comprising low level WC with macerator, wash hand basin, tiled splashback, laminate tile effect floor.

LOUNGE 14' 8" x 11' 7" (4.47m x 3.53m)

Radiator, staircase leading to the first floor, UPVC sealed unit double glazed window to the rear aspect, UPVC sealed unit double glazed casement door opening to :-

CONSERVATORY 13' 10" x 8' 8" (4.22m x 2.64m)

UPVC sealed unit double glazed construction with pitched polycarbonate roof, UPVC sealed unit double glazed sliding patio door leading to outside.

KITCHEN/DINING ROOM 14' 8" x 9' 2" (4.47m x 2.79m)

Fitted with a range of pine units comprising base cupboards and drawers with work surfaces over, inset stainless steel single drainer sink unit with mixer tap, matching eye level cupboards, stainless steel oven and gas four ring hob with extractor over (all un-tested), radiator, UPVC sealed unit double glazed windows to the front and rear aspect.

FIRST FLOOR LANDING

Access to the loft space, built in cupboard housing wall mounted Worcester gas fired combination boiler, radiator, UPVC sealed unit double glazed window to the front aspect.

BEDROOM 1 11' 7" x 8' 10" (3.53m x 2.69m)

Radiator, UPVC sealed unit double glazed window to the rear aspect.

BEDROOM 2 9' 2" x 8' 4" (2.79m x 2.54m)

Radiator, over stairs storage cupboard, UPVC sealed unit double glazed window to the rear aspect.

BEDROOM 3 8' 7" x 6' (2.62m x 1.83m)

Radiator, UPVC sealed unit double glazed window to the side aspect.

SHOWER ROOM

Modern white suite comprising glazed corner shower cubicle with mixer shower, low level WC, pedestal wash hand basin with mixer tap, heated towel rail/radiator, fully tiled walls, laminate tiled effect floor, UPVC sealed unit double glazed window to the front aspect.

OUTSIDE

The property is approached by a shared driveway which serves in total three properties with the front garden consisting of mature shrubs, adjacent drive leading to a single garage (16'2" x 8') with up and over door, fluorescent strip light.

Gate leading to the principal garden which is enclosed by brick walling and currently in need of clearance and improvement.

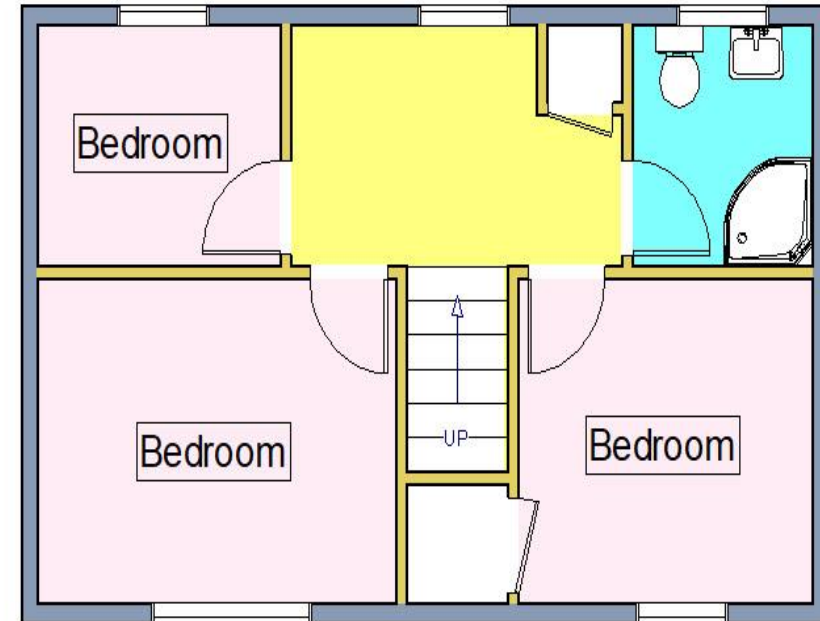
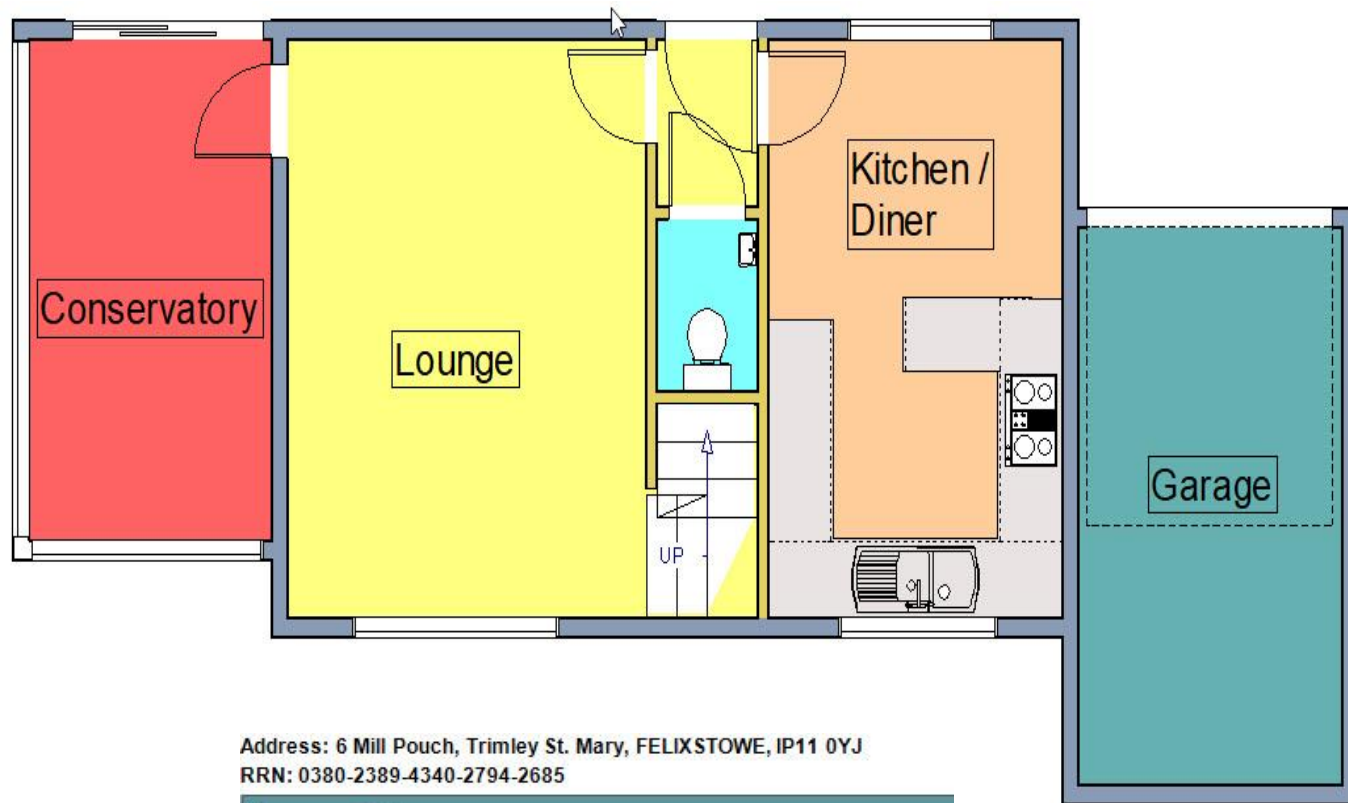
COUNCIL TAX

Band 'C'









Address: 6 Mill Pouch, Trimley St. Mary, FELIXSTOWE, IP11 0YJ
 RRN: 0380-2389-4340-2794-2685

Energy Rating

Most energy efficient - lower running costs



Not energy efficient - higher running costs

CURRENT POTENTIAL



England & Wales

EU Directive 2002/91/EC 