



81 High Road, Trimley St. Mary, Felixstowe, IP11 0TA

£225,000 FREEHOLD

Offered for sale with no onward chain and seemingly ideal as either a first time purchase or investment is this recently redecorated and re-carpeted mid terrace older style house of red brick construction beneath a pitched slate roof.

The accommodation briefly comprises lounge, dining room, kitchen, utility room, ground floor bathroom, two double bedrooms and ensuite shower room to bedroom two.

Further benefits include full gas fired central heating via radiators, UPVC sealed unit double glazed windows and south facing rear garden, a parking space and timber garage to the rear accessed via Addington Road.

The property is situated in the village of Trimley St Mary convenient for nearby schools, railway station and open countryside and is on a bus route with regular services to the county town of Ipswich and the coastal town of Felixstowe which is approximately two miles distant.

UPVC SEALED UNIT DOUBLE GLAZED ENTRANCE DOOR

Opening to :-

LOUNGE 11' 8" x 10' 10" (3.56m x 3.3m)

Brick fireplace surround with marble hearth, smooth plastered ceilings with coving and ceiling rose, TV point, radiator, UPVC sealed unit double glazed window to the front aspect.

INNER HALL

Built in pine louvred double door storage cupboard, built in pine double door under stairs storage cupboard.

DINING ROOM 11' 10" x 10' 10" (3.61m x 3.3m)

Radiator, UPVC sealed unit double glazed window to the rear aspect, door enabling access to the staircase leading to the first floor.

KITCHEN 8' 6" x 6' 4" (2.59m x 1.93m)

Fitted with a range of modern wood grain effect units comprising base cupboards and drawers, work surfaces over, inset stainless steel single drainer unit with mixer tap, tiled splashbacks, matching eye level cupboards, built in Bosch stainless steel oven, ceramic electric Bosch four ring hob with concealed extractor hood over, tiled floor, UPVC sealed unit double glazed window to the side aspect, throughway to :-

UTILITY ROOM 6' 10" x 4' 2" (2.08m x 1.27m)

Fitted marble effect work top, tiled splashback, space and plumbing for automatic washing machine, tiled floor, UPVC sealed unit double glazed door opening to the rear garden, door to :-

BATHROOM 6' 10" x 6' 8" (2.08m x 2.03m)

Fitted with a modern white suite comprising P-shaped panel bath with mixer shower over, curved glazed shower screen, pedestal wash hand basin, low level WC, tiled floor, radiator, extractor fan, UPVC sealed unit double glazed window to the rear aspect.

FIRST FLOOR LANDING 12' 2" x 11' 8" (3.71m x 3.56m)

Radiator, telephone point, UPVC sealed unit double glazed window to the front aspect.

BEDROOM 2 12' 4" maximum reducing to 11' x 11' 4" (3.76m x 3.45m)

Radiator, access to loft space with pull down loft ladder, UPVC sealed unit double glazed window to the rear aspect, door to :-

EN-SUITE SHOWER ROOM Modern white suite comprising glazed corner shower cubicle with tiled surround, mixer shower, low level WC, pedestal wash hand basin, extractor fan, tiled splashback, chrome heated towel rail/radiator, built in cupboard housing Viessman gas fired boiler, UPVC sealed unit double glazed window to the rear aspect.

OUTSIDE

The property is recessed from the road with a small enclosed garden with brick wall and wrought iron railings, wrought iron gate open to the concrete pathway leading to the entrance door.

To the rear of the property there is a south facing garden comprising paved patio, lawn, timber fencing to the boundaries, timber storage shed, rear gate leading to a concrete driveway enabling off street parking for one vehicle, accessed via Addington Road and a wooden garage with brick base and pitched roof with fitted work benches and an overall size of 15'6" x 9'8" with twin opening doors to the front and single opening door to the rear.

COUNCIL TAX

Band 'B'

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		







