



19 The Josselyns, Trimley St. Mary, Felixstowe IP11 0XN

£220,000 FREEHOLD

A modern well presented mid terrace house built-in the 1980's and seemingly ideal as either investment or first time purchase.

The accommodation briefly comprises lounge, kitchen / dining room with modern high gloss finished units, two bedrooms and a re-fitted first floor bathroom.

Further benefits include low maintenance style gardens to the front and rear, two separate allocated car parking spaces, electric thermostatically controlled radiators, UPVC double glazed windows.

The property is situated in a residential no-through road leading from Faulkeners Way in the village of Trimley St Mary, convenient for open countryside, popular nearby schools and a short distance from the High Road with regular bus services to the county town of Ipswich (approximately 8 miles distant) and the highly regarded coastal town of Felixstowe with a variety of both local and national high street stores and facilities available.

Anthracite coloured composite double glazed entrance door opening to:-

LOUNGE 15' 10" x 12' 3" (4.83m x 3.73m)

T.V point, Dimplex electric thermostatically controlled radiator, built-in louvred double door cupboard with shelving and consumer unit, staircase leading to the first floor, door to:-

KITCHEN / DINING ROOM 12' 4" x 9' 2" (3.76m x 2.79m)

Fitted with a comprehensive range of modern white high gloss units comprising base cupboards and drawers, saucepan drawers, fitted worktops with inset composite single drainer sink unit with mixer tap, tiled splashback, matching eye level cupboards, built-in Smeg oven, Hotpoint ceramic four ring hob with stainless steel and glass extractor hood over, integrated fridge freezer, space and plumbing for automatic washing machine, built-in Smeg microwave, tiled floor, UPVC double glazed windows and casement door opening to the rear garden.

FIRST FLOOR LANDING Access to loft space.

BEDROOM 1. 12' 6" x 8' 10" (3.81m x 2.69m)

Dimplex electric thermostatically controlled heater, UPVC double glazed window to the rear aspect.

BEDROOM 2. 12' 6" x 7' 6" plus door recess (3.81m x 2.29m)

Electric Dimplex convector heater, UPVC double glazed window to the front aspect.

BATHROOM

Modern white suite comprising panelled bath with Triton shower unit over, tiled surround, glazed shower screen, vanity wash hand basin with mixer tap and drawers below. Tiled splashback, W.C with concealed cistern, heated towel rail, extractor fan, built-in airing cupboard housing pre-insulated lagged hot water cylinder.

OUTSIDE

To the front of the property there is a low maintenance style open plan landscaped garden comprising p-shingle, herringbone style blocked paved pathway leading to the entrance door, two separate allocated individual car parking spaces nearby, to the rear of the property there is an enclosed low maintenance style garden with a south / easterly aspect comprising timber decking, flagstone style pathway and patio area, Astroturf style grass, timber storage shed and ear gate access.





