



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

£279,950 FREEHOLD

Offered for sale with no onward chain and located in the popular residential village of Trimley St. Mary is this three double bedroom end of terrace townhouse.

In addition to the three double bedrooms the property benefits from two bathrooms, two allocated off road parking spaces and ample storage throughout.

The accommodation in brief comprises; entrance hall, kitchen/diner, cloakroom, lounge. On the first floor there are two bedrooms and a bathroom. On the second floor is bedroom one and a shower room. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

Located on the High Road, the property is within close proximity to local transport such as Trimley train station and regular bus stops. Trimley St. Mary primary school is nearby and boasts an Ofsted rating of Good. Trimley Nature Reserve is also a short distance away.

A viewing is highly recommended to appreciate the spacious accommodation on offer.

Covered entrance door opening into:

ENTRANCE HALL

Laminate flooring, radiator, stairs leading to first floor with under stairs storage cupboard, further storage cupboard. Doors to:

CLOAKROOM 6' 11" x 4' (2.11m x 1.22m)

Suite comprising; Low level WC, hand wash basin. Tiled floor and part tiled walls, heated towel rail, extractor, obscured window to side aspect.

KITCHEN/BREAKFAST ROOM 17' 1" x 9' 2" (5.21m x 2.79m)

Fitted worktops with a tiled splashback, fitted storage units above with matching units and drawers below. Stainless steel one and a half bowl sink unit with mixer tap and single drainer. Space and plumbing available for a washing machine, integrated appliances including a fridge/freezer, dishwasher and oven with five ring gas hob and cooker hood above. Radiator, tiled flooring, cupboard housing Vaillant boiler. Box bay window to front aspect.

LOUNGE 16' 5" x 13' 6" (5m x 4.11m)

Laminate flooring, radiator, TV point, window and door to rear aspect.

FIRST FLOOR LANDING

Obscured floor to ceiling window to side aspect, airing cupboard housing pressurised hot water cylinder, stairs leading to second floor. Doors to:

BEDROOM TWO 13' 7" x 9' 4" (4.14m x 2.84m)

Two radiators, two windows to front aspect.

BEDROOM THREE 13' 7" x 7' 11" (4.14m x 2.41m)

Radiator, window to rear aspect.

BATHROOM 7' 5" x 5' 7" (2.26m x 1.7m)

Suite comprising; Low level WC, hand wash basin, panelled bath with mixer tap and shower over. Tiled flooring and part tiled walls, extractor, shaver point, heated towel rail. Obscured window to side aspect.

SECOND FLOOR LANDING

Obscured floor to ceiling window to side aspect, access to loft space, skylight, access to large eaves cupboard which measures 13'6" x 4'11". Doors to:

BEDROOM ONE 13' 6" x 11' 8" (4.11m x 3.56m)

Radiator, window to front aspect, eaves storage.

SHOWER ROOM 8' 5" maximum x 6' 5" maximum (2.57m x 1.96m)

Suite comprising; Low level WC, hand wash basin, double width shower. Tiled flooring and part tiled walls, heated towel rail, shaver point, extractor. Velux window.

OUTSIDE

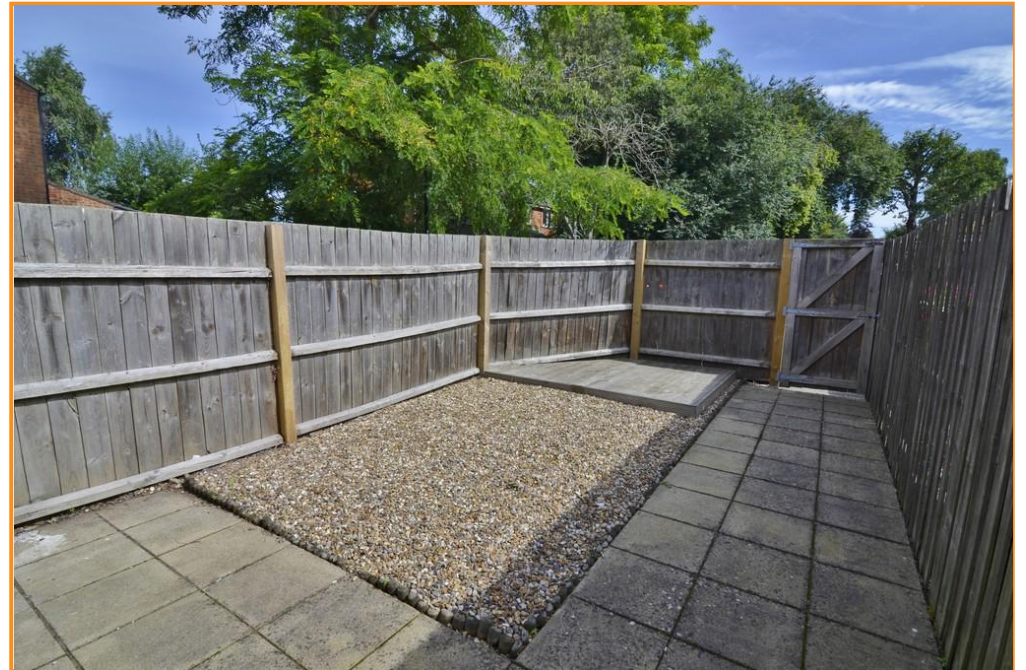
To the front of the property is a low maintenance garden enclosed by a low brick wall with wrought iron railings. Shingle area and path leading to entrance door.

The rear garden is also low maintenance and comprises a patio area with pathway leading to rear access gate. Decking and shingle area, outside tap and lighting. Enclosed by fencing. To the rear of the property are two allocated off road parking spaces which are accessed via a shared drive.

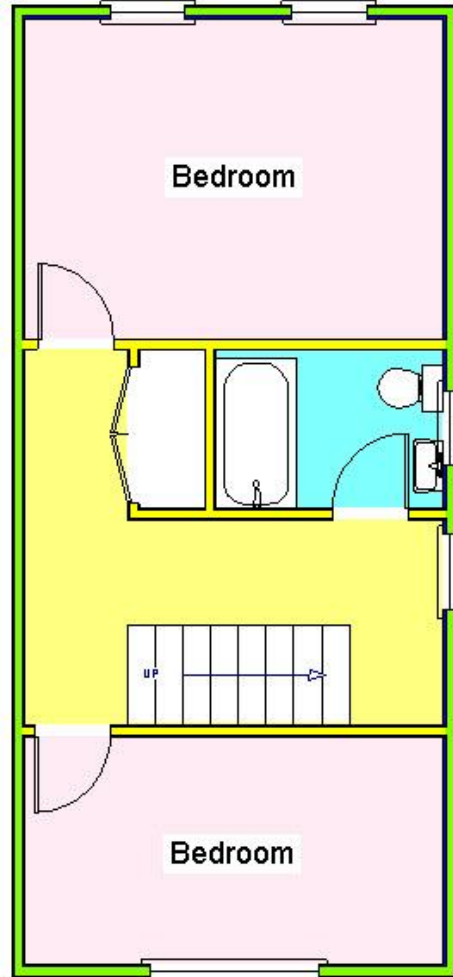
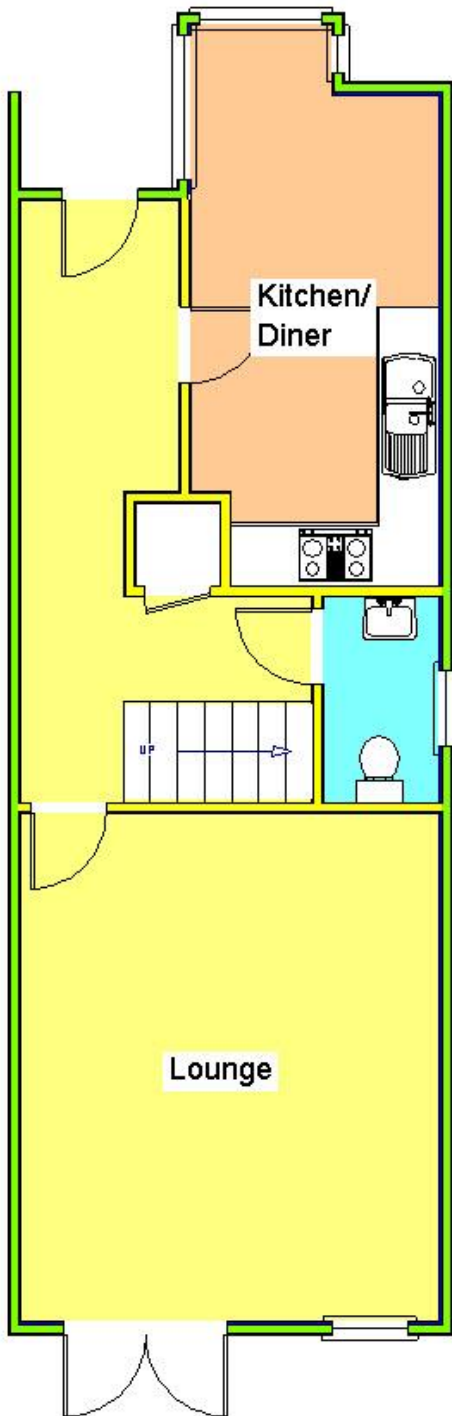
COUNCIL TAX


Band 'D'









Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

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