



7 Addington Road, Trimley St. Mary, IP11 0UQ

GUIDE PRICE £165,000 FREEHOLD

Offered for sale with no onward chain and in need of full modernisation is this two bedroom end of terrace home set on a large plot with scope to extend (STPP).

The accommodation briefly comprises entrance porch, lounge, dining room, kitchen, cloakroom, upstairs there are two bedrooms with a bathroom off bedroom two.

Addington Road is located in the popular residential village of Trimley St Mary, and is located within close proximity to good local schooling and transport links such as bus stops and Trimley train station.

A viewing is highly recommended to appreciate the potential the property and the plot offers.

UPVC ENTRANCE DOOR TO ENTRANCE PORCH

Laminate flooring, door opening into the lounge.

LOUNGE 11' 11" x 11' 1" (3.63m x 3.38m)

Window to front aspect, gas fire, door to :-

INNER HALL

Stairs leading up to the first floor, door to :-

DINING ROOM 11' 4" x 11' 1" (3.45m x 3.38m)

Windows to both side and rear aspect, under stairs storage cupboard, gas fire, door to :-

KITCHEN 8' 10" x 6' 10" (2.69m x 2.08m)

Fitted worktops with tiled splashback, storage units above and matching storage units and drawers below, composite sink with single drainer, space and plumbing available for both a dishwasher and a washing machine, window to side aspect and door to outside.

REAR LOBBY

Door to:

CLOAKROOM

Suite comprising WC, hand wash basin.

FIRST FLOOR LANDING

Gas fire, door to :-

BEDROOM 1 11' 10" x 11' 1" (3.61m x 3.38m)

Two windows to the front aspect.

BEDROOM 2 11' 5" x 11' 1" (3.48m x 3.38m)

Fitted wardrobes, window to rear aspect, door to :-

BATHROOM 8' 10" x 6' 10" (2.69m x 2.08m)

Suite comprising panel bath, hand wash basin. Window to rear aspect, airing cupboard housing hot water cylinder.

OUTSIDE

The property opens straight onto Addington Road.

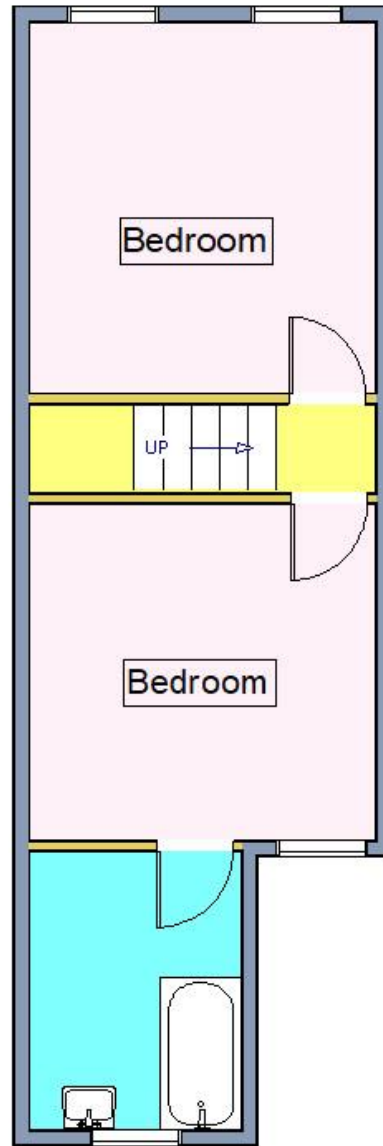
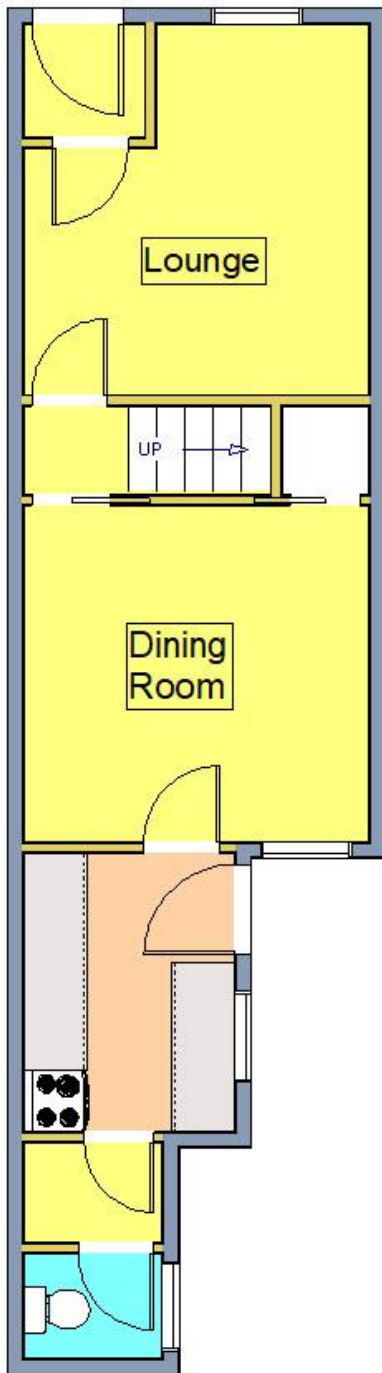
The property benefits from a large side and rear garden. The measurement from the house to the fence is 25'4" and there is a large hard standing area with two large workshops which then opens out into the lawn area, enclosed by fencing, established shrub and plant borders.

COUNCIL TAX

Band 'B'







Address: 7 Addington Road, Trimley St. Mary, FELIXSTOWE, IP11 0UQ
 RRN: 0330-2603-0480-2704-2035

Energy Rating

Most energy efficient - lower running costs

CURRENT

POTENTIAL



27

88

Not energy efficient - higher running costs

England & Wales

EU Directive
2002/91/EC

