



332 High Road, Trimley St. Martin, Felixstowe, IP11 0RL

£210,000 - FREEHOLD

Seemingly ideal as a first time purchase is this charming and cozy, well presented mid terrace cottage of brick construction beneath a pitched tiled roof.

The property has been tastefully modernised and decorated through and has accommodation which briefly comprises, living room, refitted kitchen with farmhouse style units, ground floor bathroom with underfloor heating, utility/out house and two double bedrooms.

Further benefits include replacement upvc sealed unit double glazed windows to the front aspect and bedroom two, gas fired heating via radiators served by a combination boiler and attractive cottage style rear garden measuring approximately 80' in depth.

The property is situated in the village of Trimley St Martin, close to open countryside, local schools, The hand in Hand Public House and is on a bus route with regular services to the county town of Ipswich and the coastal town of Felixstowe with a variety of amenities and shopping facilities available.

Composite double glazed entrance door to

LOUNGE 14' 8" x 10' 0" (4.47m x 3.05m)

Feature brick fireplace surround with ornamental niches and shelving, marble hearth, radiator, 2 wall light points, T.V. point, upvc sealed unit double glazed window to the front aspect, door to

INNER HALL

Staircase leading to the first floor. Door to

KITCHEN 12' 2" x 10' 8" reducing to 8'3" (3.71m x 3.25m)

Refitted with a modern range of farmhouse style units comprising base cupboards and drawers with wood block effect work surfaces over, inset stainless steel single drainer sink unit with mixer taps, tiled splashbacks, matching eye level cupboards, breakfast bar, radiator, wall mounted Alpha gas fired combination boiler, gas cooker point, stainless steel and glass extractor hood, telephone point, laminate wood grain effect flooring. Door to

INNER LOBBY

Tiled floor, door to the rear porch and

BATHROOM

Modern white suite comprising panel bath with mixer tap and shower attachment, low level W.C., pedestal wash hand basin, tiled floor with underfloor heating, heated towel rail/radiator, window to the side aspect.

REAR PORCH

Tiled floor, throughway into the utility room, door to small enclosed courtyard.

UTILITY/BRICK BUILT OUT HOUSE 8' 0" x 7' 2" (2.44m x 2.18m)

Plumbing for automatic washing machine, tiled floor. Window to the front aspect. Wooden stable door to the rear garden.

LANDING

Doors opening to bedroom one and bedroom two.

BEDROOM 1 14' 10" x 10' 7" (4.52m x 3.23m)

Built in cupboard, radiator, upvc sealed unit double glazed window to the front aspect.

BEDROOM 2 12' 2" x 7' 10" (3.71m x 2.39m)

Built in cupboard, radiator, upvc sealed unit double glazed window to the rear aspect.

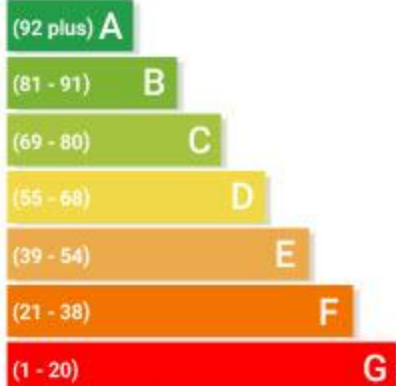
OUTSIDE

The property has an attractive cottage style rear garden measuring approximately 80' in depth comprising, an attached brick built store and lean to storage shed, further timber shed, shingled patio area, lawn with established shrub borders, timber fencing and area fenced pith picket fence and gate to the bottom of the garden.

Address: 332 High Road, Trimley St. Martin, FELIXSTOWE, IP11 0RL
RRN: 0034-1520-2409-0052-2206

Energy Rating

Most energy efficient - lower running costs



CURRENT

64

POTENTIAL

85

Not energy efficient - higher running costs

England & Wales

EU Directive
2002/91/EC

