



## 107 St. Martins Green, Trimley St. Martin, IP11 0YE

**£169,950 FREEHOLD**

Seemingly ideal for a first-time buyer or investor and offered for sale with no onward chain is this two bedroom mid terraced home located in the popular village of Trimley St Martin.

In addition to the two bedrooms the property benefits from a low maintenance east facing rear garden, off road parking and a garage.

The accommodation in brief comprises entrance porch, lounge, kitchen, upstairs there are two bedrooms and a bathroom.

With the property in need of some modernisation a viewing is highly recommended to appreciate the potential on offer.

#### **UPVC ENTRANCE DOOR**

Opening into :-

#### **ENTRANCE PORCH**

With door opening into :-

#### **LOUNGE 15' 9" x 12' 7" (4.8m x 3.84m)**

Spiral staircase to the first floor, TV point, gas fire, window to the front aspect, door opening into :-

#### **KITCHEN 12' 7" x 7' 5" (3.84m x 2.26m)**

Fitted worktops and tiled splashback, storage units above and matching storage units and drawers below, stainless steel sink unit with mixer tap and single drainer, space and plumbing available for a washing machine, further spaces available for under counter fridge freezer, space for freestanding cooker, wall mounted boiler serving hot water supply, UPVC double glazed window to rear aspect, UPVC double glazed door leading to rear garden.

#### **FIRST FLOOR LANDING**

Doors leading to :-

#### **BEDROOM 1 12' 7" x 8' 3" (3.84m x 2.51m)**

Wall mounted gas heater, ceiling fan light, UPVC double glazed window to front aspect.

#### **BEDROOM 2 12' 7" x 7' 5" (3.84m x 2.26m)**

Access to loft space, wall mounted gas heater, window to rear aspect, wall lined fitted wardrobes with sliding doors.

#### **BATHROOM 7' 2" x 4' 7" (2.18m x 1.4m)**

Suite comprising low level WC, hand wash basin, panelled bath with mixer tap and shower head attachment, part tiled walls, shaver point, extractor fan.

#### **OUTSIDE**

To the front of the property there is a small low maintenance open patio area with pathway leading to the entrance door. The front of the property overlooks open green space. The east facing rear garden is also low maintenance and has been fully block paved, partly walled, partly fenced boundaries, rear access gate leading to off road parking area. Access to :-

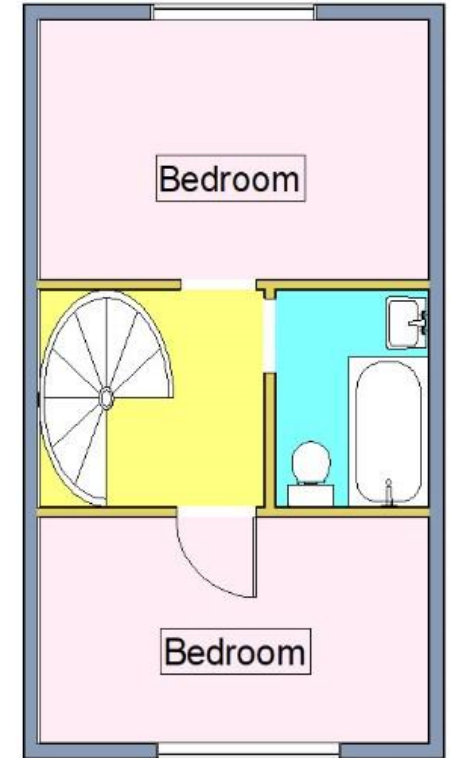
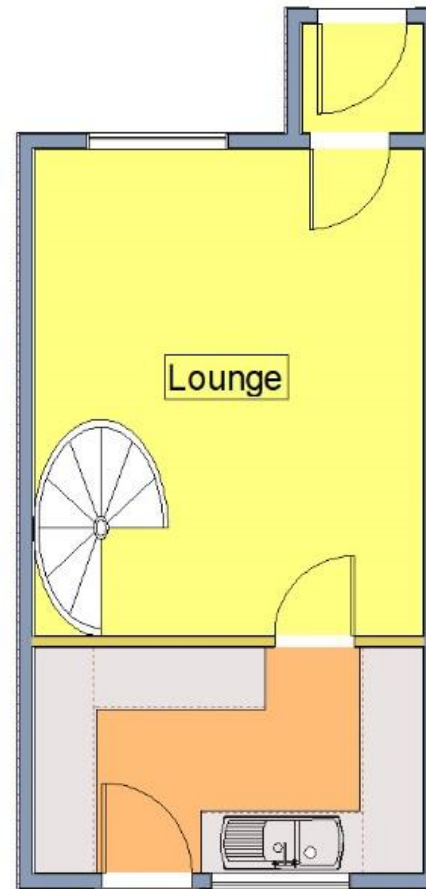
#### **GARAGE 16' 4" x 8' 5" (4.98m x 2.57m)**

Up and over door, light and power connected.

#### **COUNCIL TAX BAND**

Band 'B'





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 