



79 High Road, Trimley St. Mary, IP11 0TA

£225,000 FREEHOLD

Located in the popular residential village of Trimley St Mary and seemingly ideal as either a first time purchase or investment is this three bedroom mid terrace older style house of red brick construction beneath a pitched slate roof.

In addition to the three bedrooms the property benefits from two reception rooms, a modern kitchen, modern shower room, south west facing rear garden and off road parking.

The accommodation in brief comprises lounge, inner hall, dining room, kitchen, shower room and upstairs there are three bedrooms. Heating is applied in the form of gas fired central heating to radiators and windows are of double glazed construction.

Situated along the High Road in Trimley St Mary the property is conveniently located within close proximity to Trimley St Mary train station and local schooling. Shops and amenities are available nearby on Walton High Street and Felixstowe town centre is approximately 1.5 miles away.

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

Entrance door opening into :-

LOUNGE 11' 4" x 10' 8" (3.45m x 3.25m)

Radiator, window to front aspect, TV point, original open feature fireplace with surround, picture rail, door to :-

INNER HALL

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

DINING ROOM 11' 26" x 10' 9" (4.01m x 3.28m)

Solid oak flooring, radiator, original open feature fireplace with surround, under stairs cupboard, door to outside, opening into :-

KITCHEN 8' 6" x 6' 1" (2.59m x 1.85m)

Fitted worktops with a tiled splashback, shaker style storage units above and matching storage units and drawers below, composite one and a half bowl sink unit with mixer tap and single drainer, space and plumbing available for a washing machine and slimline dishwasher, space for freestanding fridge/freezer, integrated Bosch oven with a four ring gas hob and cooker hood above, extractor, spotlights, window to side aspect, and door to :-

SHOWER ROOM 8' 4" x 6' (2.54m x 1.83m)

Modern re-fitted suite comprising WC with hidden cistern, vanity hand wash basin with mixer tap and storage cupboards below, double width walk in shower with twin shower head, bathroom wall panels, radiator, heated towel rail, extractor, obscured window to rear aspect, spotlights, combi-boiler.

FIRST FLOOR LANDING

Access to loft space and doors to :-

BEDROOM ONE 11' 6" x 10' 9" (3.51m x 3.28m)

Radiator, window to front aspect, cast iron feature fireplace, picture rail.

BEDROOM TWO 10' 11" x 7' 10" (3.33m x 2.39m)

Radiator, window to rear aspect, above stairs storage cupboard, picture rail.

BEDROOM THREE 8' 6" x 6' 2" (2.59m x 1.88m)

Laminate flooring, radiator, window to rear aspect, picture rail.

OUTSIDE

To the front of the property is a small front garden with a low brick wall and wrought iron railings to the front boundary, shingle area and garden path leading to the entrance door.

The rear garden is of south westerly aspect and is mainly laid to lawn, enclosed by fencing, with a patio area, outside tap, storage shed, raised flower bed border, garden path leading to the rear access gate opening into the rear accessed driveway with off road parking for one car.

COUNCIL TAX

Band 'B'







