



15 Crowswell Court, Trimley St. Martin, IP11 0UZ

£185,000 FREEHOLD

Located in a quiet cul-de-sac in the popular residential village of Trimley St Martin and seemingly ideal for a first time buyer is this semi detached two bedroom home in need of modernisation.

In addition to the two bedrooms the property benefits from a west facing rear garden and allocated off road parking.

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

Being located in Trimley St Martin the property is conveniently located within easy reach of the A14 and Felixstowe town centre is approximately three miles away.

A viewing is highly recommended to appreciate the potential the property has on offer.

UPVC Entrance door opening into :-

ENTRANCE HALL 7' 6" x 5' 1" (2.29m x 1.55m)

Storage cupboard, doors to :-

KITCHEN 7' 6" x 7' 2" (2.29m x 2.18m)

Fitted worktops with tiled splashback, fitted storage units above and fitted 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, further space available for freestanding cooker.

LOUNGE/DINER 15' 9" x 12' 8" (4.8m x 3.86m)

Laminate flooring, TV point, windows and door to rear aspect, spiral staircase leading to :-

FIRST FLOOR LANDING

Doors to :-

BEDROOM ONE 12' 7" x 8' 3" (3.84m x 2.51m)

Window to rear aspect.

BEDROOM TWO 12' 7" x 7' 5" (3.84m x 2.26m)

Window to front aspect, fitted storage cupboard and airing cupboard housing hot water cylinder.

BATHROOM 7' 2" x 4' 8" (2.18m x 1.42m)

Suite comprising low level WC, hand wash basin, bath with electric shower over, part tiled walls, obscured window to side aspect.

OUTSIDE

To the front of the property is an open and low maintenance front garden with a shingle area and a garden path leading to the entrance door, side access gate.

The low maintenance rear garden is of westerly aspect and is mainly laid to patio with established shrub and plant border.

PARKING

Allocated off road parking spaces for two vehicles.

COUNCIL TAX

Band 'B'





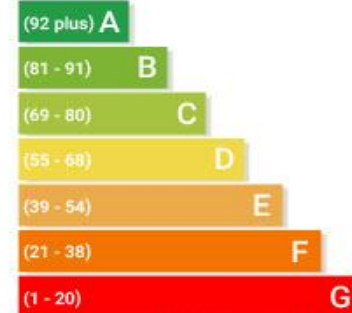
Address: 15 Crowswell Court, Trimley St. Martin, FELIXSTOWE, IP11...
 RRN: 0340-2361-1440-2725-4901

Energy Rating

Most energy efficient - lower running costs

CURRENT

POTENTIAL



58

90

Not energy efficient - higher running costs

England & Wales

EU Directive
2002/91/EC

