



3 Hamilton Street, Felixstowe, IP11 9EH

£140,000 FREEHOLD

Requiring considerable modernisation and improvement a two bedroom mid terrace property located within the village of Walton approximately 1.5 miles from Felixstowe's main town centre.

In addition to the two bedrooms further accommodation consists of lounge, dining room, kitchen, sun room/conservatory and first floor bathroom leading from one of the two bedrooms.

Heating is supplied in the form of gas fired central heating to radiators and all windows are of double glazed construction.

Externally to the rear aspect is a pleasant but relatively low maintenance enclosed garden with sunny aspect.

Offered for sale with vacant possession and no onward chain but requiring modernisation and improvements the property seemingly offers potential for either a first time or investment purchase.

UPVC DOUBLE GLAZED ENTRANCE DOOR

Leading to :-

LOUNGE 11' 8" x 10' 1" (3.56m x 3.07m)

Radiator, open fireplace, UPVC double glazed window to front aspect, door leading to :-

INNER HALLWAY

With staircase leading to first floor and door leading into :-

DINING ROOM 11' x 10' 1" (3.35m x 3.07m)

Radiator, open fireplace, under stairs storage cupboard, UPVC double glazed window to rear aspect, door leading to :-

KITCHEN 8' 7" x 6' 6" (2.62m x 1.98m)

Comprising single drainer sink unit with cupboards under, fitted drawers, cupboards, units and work surfaces, extractor hood, plumbing for automatic washing machine, two UPVC double glazed windows to side aspect, doorway leading to :-

SUN ROOM/CONSERVATORY 12' 7" x 6' 1" (3.84m x 1.85m)

Radiator, UPVC double glazed window to side aspect, UPVC double glazed french doors leading to rear garden, also further UPVC double glazed door leading to outside.

FIRST FLOOR LANDING Access to loft space and doors leading to :-

BEDROOM ONE 10' 5" plus recess x 10' 2" (3.18m x 3.1m)

Radiator, built in storage cupboard, UPVC double glazed window to front aspect.

BEDROOM TWO 11' 7" max reducing to 10'5 x 10' 4" (3.53m x 3.15m)

Radiator, over stairs storage cupboard, UPVC double glazed window to rear aspect, door leading to :-

BATHROOM 8' 6" x 6' 5" (2.59m x 1.96m)

Comprising bath, low level WC, wash hand basin, radiator, built in airing cupboard housing combination boiler serving domestic hot water supply and central heating, UPVC double glazed window to rear aspect.

OUTSIDE

All of the gardens to the property are situated to the rear aspect, extend to approximately 50' in depth, are low maintenance, being mainly patiod, enclosed by fencing but also having an area laid to lawn and a gate allowing rear access.

COUNCIL TAX Band 'A'





FLOOR PLAN AND EPC TO FOLLOW HERE



