



1 Langstons, Trimley St. Mary, IP11 0XL

£205,000 FREEHOLD

Built by the Bloor Group of Developers of traditional brick cavity wall construction beneath a tiled roof and situated on the Faulkener's Way development within the village of Trimley St Mary, a semi detached three bedroom family home requiring some general modernisation and improvements.



In addition to three bedrooms further accommodation consists of an entrance porch, a lounge, kitchen/dining room and first floor bathroom.

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

Externally the property offers off street parking and has an enclosed, mainly southerly aspect rear garden.

The Faulkener's Way Development is a popular residential location with a small parade of shops being on the development and also Trimley St Mary Primary School being nearby.

The village of Trimley offers good public transport links via both train and bus services into Felixstowe and Ipswich.

Offered for sale with vacant possession and no onward chain an internal inspection is advised.

UPVC DOUBLE GLAZED ENTRANCE DOOR

With leaded stained glass inner panel leading to :-

ENTRANCE PORCH 4' 4" x 3' 4" (1.32m x 1.02m)

With part glazed door leading to :-

LOUNGE 16' x 11' 8" (4.88m x 3.56m)

Radiator, flame effect gas fire, UPVC double glazed window to front aspect, door leading to :-

INNER HALLWAY

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

KITCHEN/DINING ROOM 16' x 9' 9" (4.88m x 2.97m)

Comprises single drainer one and a half bowl sink unit with cupboards under, fitted drawers, cupboards, units and work surfaces, four ring gas hob, oven and extractor hood, wall mounted Baxi boiler serving domestic hot water supply and central heating, radiator, under stairs storage cupboard, two UPVC double glazed windows to rear aspect, UPVC double glazed door leading to outside.

FIRST FLOOR LANDING

Built in airing cupboard housing hot water cylinder, doors leading to :-

BEDROOM 1 10' 3" x 10' plus recess (3.12m x 3.05m)

Radiator, built in double width wardrobe (3'8" x 3'1"), UPVC double glazed window to rear aspect.

BEDROOM 2 11' 10" plus recess x 8' 5" plus recess (3.61m x 2.57m)

Radiator, UPVC double glazed window to front aspect.

BEDROOM 3 9' 2" x 7'4" max reducing to 6' 4" (2.79m x 1.93m)

Radiator, access to loft space, UPVC double glazed window to front aspect.

BATHROOM 6' 7 reducing to 8'4"" x 5' 7" (2.01m x 1.7m)

Comprising panel bath, low level WC, wash hand basin, radiator, part tiled wall surfaces, UPVC double glazed window to rear aspect.

OUTSIDE

To the rear of the property is a garden offering sunny aspect being laid mainly to lawn, also having a patio/terrace, enclosed by fencing and a gate allowing access from parking area. To the front aspect is a garden laid mainly to lawn with pathway leading to front door.

COUNCIL TAX

Band 'C'



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



