



Guide price £185,000
High street, Walton, Felixstowe, IP11



Wainwrights
ESTATE AGENTS
FOR SALE
01394 275276
www.wainwrights.co.uk

249
HIGH STREET



2

Bedrooms



1

Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
enquiries@wainwrights.co.uk

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No Onward Chain. Two Bedrooms. Cottage style property. New gas central heating. New electrics throughout. New fencing to the rear. Double glazing throughout. Enclosed south facing garden. Recently redecorated throughout.

Wainwrights are pleased to present this two bedroom end of terrace, cottage style house, set over two floors, with an enclosed south facing rear garden. Located in the heart of Walton, with a selection of shops, restaurants and local amenities just steps away, the property has recently been decorated throughout and offers two bedrooms upstairs, while the kitchen, living room and bathroom are all on the ground floor. Ideal for first time buyers, or those looking for a cosy home in a pleasant location. We strongly advise internal viewing to truly appreciate all that this home has to offer.

Entrance porch

Small porch with UPVC partially glazed front entrance door and internal door leading to:

Reception Room *3.54m x 3.55m (11' 7" x 11' 8")*

Front aspect UPVC double glazed window. Radiator. Door to:

Internal Hallway *2.09m x 1.70m (6' 10" x 5' 7")*

Including stairs to first floor and doors to:

Bathroom *1.65m x 1.70m (5' 5" x 5' 7")*

Rear aspect UPVC double glazed window. White three piece bathroom sanitaryware set consisting of: bath with shower over, hand wash basin & WC.

Kitchen *2.09m x 3.12m (6'10" x 10'3")*

Rear aspect UPVC double glazed window. Side access UPVC double glazed door. Base level and eye level kitchen units and laminate worktop. Built in fridge - freezer, oven, hob and extractor hood. One and a half drainer sink. Space for washing machine and space for dishwasher.

Stairs to first floor

Bedroom One *3.50m x 2.48m (11'6" x 8'2")*

Front aspect UPVC double glazed window. Radiator.

Bedroom Two *2.62m x 2.40m (8'7" x 7'10")*

Rear aspect UPVC double glazed Velux window. Radiator.

Garden *9.83m x 3.92m (32'3" x 12'10")*

The south facing garden is mostly paved and is fully enclosed. with wooden fencing

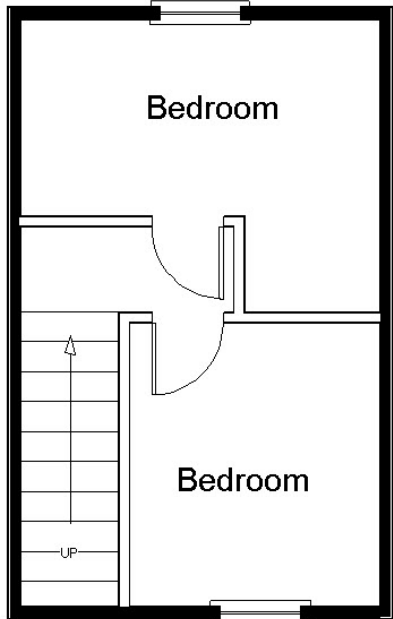
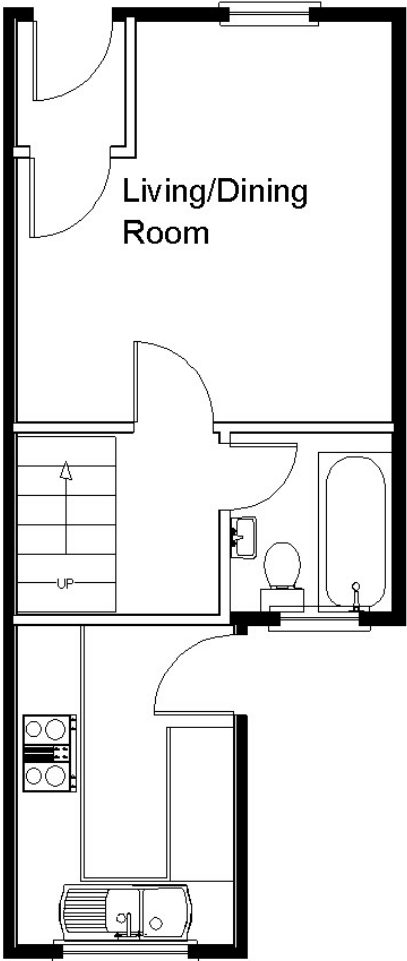
Additional Information

Tenure - Freehold EPC Rating - Current is 63D & potential to be 90B Council Tax Band - B (2023/24: Â£1,564.18) Services - We understand that mains water, gas, drainage and electricity are connected to the property. Property Type - End-terrace house Total Floor Area - 45 square metres Total Plot Size - 64.50 square meters What3Words

Location - [///radar.proven.bucket](https://www.what3words.com/radar.proven.bucket)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

Address: Felixstowe IP11

