



Guide price £285,000
Holland Road, Felixstowe, IP11



 7
Bedrooms

 2
Bathrooms

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
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The Langville. This imposing period property dates back to Victorian times (Built in 1896) and once incorporated a grocer's shop, operated by the parents of the current owner. Just a stone's throw from the beach, the local amenities are a short stroll away. The house is set over three floors and boasts a host of original features. Original hardwood balustrades and picture rails all add to the charm of the property. Some modernisation will be required but the windows have been replaced with UPVC double glazing, providing protection against the elements. The family bathroom has also been modernised in the last few years. This property has the potential to be a fine family home for someone who wants a good lifestyle by the sea.

Entrance Hall 7.08m x 1.06m (23' 3" x 3' 6")

Reception Room/Diner 9.14m x 4.04m (30' x 13' 3")

Breakfast Room 3.24m x 2.50m (10' 8" x 8' 2")

Kitchen 3.27m x 1.49m (10' 9" x 4' 11")

Cloakroom/Shower Room 3.27m x 0.96m (10' 9" x 3' 2")

Stairs leading to first floor:

Bedroom One 3.06m x 1.69m (10' x 5' 7")

Shower Room

Separate WC

Bedroom Two 4.06m x 3.42m (13' 4" x 11' 3")

Doors leading to balcony.

Bedroom Three 3.67m x 3.37m (12' x 11' 1")

Bedroom Four 3.28m x 2.57m (10' 9" x 8' 5")

Stairs leading to second floor:

Bedroom Five 2.57m x 2.24m (8' 5" x 7' 4")

Bedroom Six 3.09m x 2.22m (10' 2" x 7' 3")

Bedroom Seven 3.93m x 2.07m (12' 11" x 6' 9")

Outside (Rear Garden) 11.80m x 5.67m (38' 9" x 18' 7")

Additional Information

Tenure - Freehold EPC Rating - Current is 36F and potential to be 80C Council Tax Band - C (2023/24: £1,787.64) Services - We understand that mains water, drainage and electricity are connected to the property. Property Type - Mid-terrace house Total Floor Area - 154 square metres Total Plot Size - 120 square meters



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E		
(21-38)	F	36	
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

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