



Guide price £260,000
Earls Close, Old Felixstowe, IP11



 2
Bedrooms

 1
Bathroom

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No Onward Chain. Old Felixstowe Location. Semi-Detached Bungalow. Two Large Bedrooms. Off Road Parking. Single Garage. Close To The Sea Front. Close To Local Amenities.

Well proportioned, 2 bedroom bungalow which is in need of modernisation. Situated in a pleasant, quiet and sought after close in Old Felixstowe, a short walk from the sea and the small parade of local shops. Felixstowe town centre, with the railway station and selection of amenities is only one mile away. The bungalow has the potential to become a very desirable and practical home, in very pleasant and convenient surroundings. The garden is west facing, benefitting from sunshine through most of the day. Further benefits include a detached garage, additional off road parking and generous sized internal accommodation.

External Externace Lobby 1.02m x 3.83m (3' 4" x 12' 7")

Door to side of property and rear of property.

Entrance Hallway 1.41m x 3.56m (4' 8" x 11' 8")

Doors to kitchen, reception room, bedroom one, bedroom two and bathroom, radiator.

Kitchen 2.82m x 2.83m (9' 3" x 9' 3")

Window to rear aspect. Door to side lobby. Wall mounted combi boiler.

Reception Room 5.81m x 3.63m (19' 1" x 11' 11")

Radiator, door leading to conservatory.

Conservatory 3.60m x 2.26m (11' 10" x 7' 5")

Double doors to garden, electricity, radiator.

Bathroom 2.03m x 2.39m (6' 8" x 7' 10")

Radiator, bath with shower over, low level W/C, wash hand basin.

Bedroom One 3.76m x 3.10m (12' 4" x 10' 2")

UPVC window to the front, built in wardrobes, radiator.

Bedroom Two 3.38m x 2.82m (11' 1" x 9' 3")

UPVC window to the front, radiator.

Outside (Rear Garden) 10.05m x 11.10m (33' x 36' 5")

Garage 2.44m x 5.31m (8' x 17' 5")

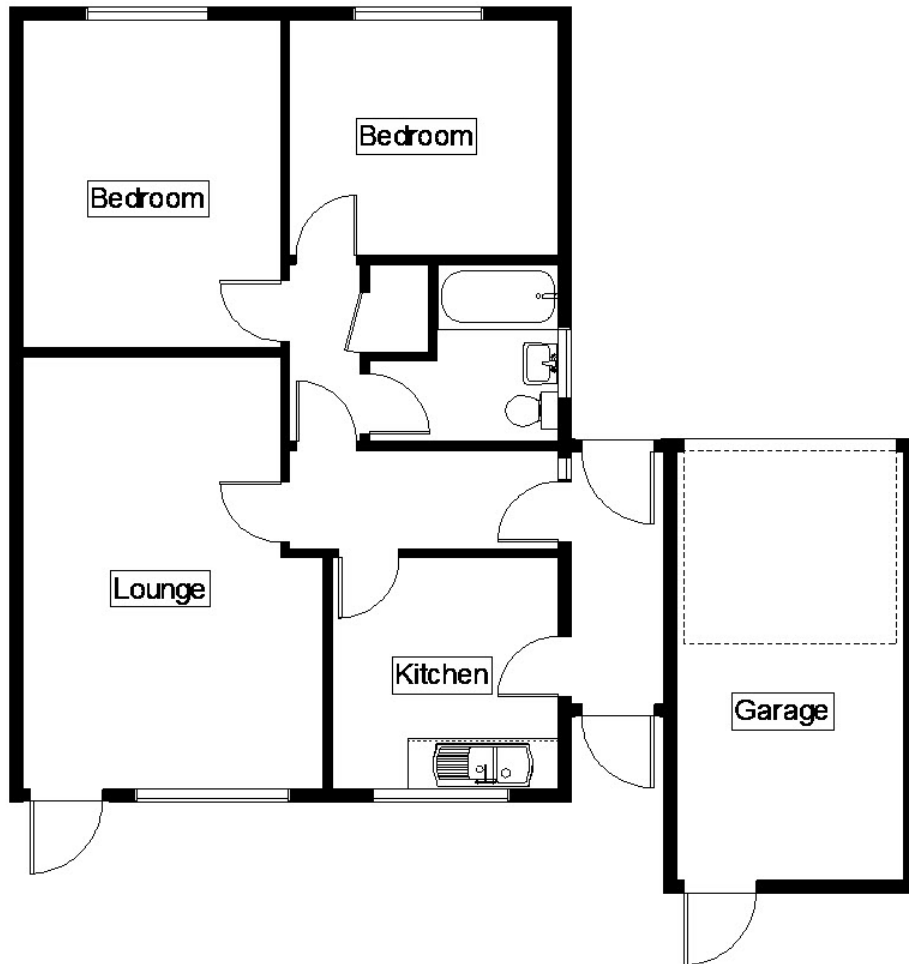
Up and over garage door, window and door to the rear, electric points and lighting. Work bench to the rear.

Additional Information

Tenure - Freehold EPC Rating - Current is 68D and potential to be 85B Council Tax Band - C (2023/24: £1,787.64) Services - We understand that mains water, drainage, gas and electricity are connected to the property. Property Type - Semi-Detached Bungalow Total Floor Area - 63 square metres Total Plot Size - 280 square meters



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	68	
(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

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