



Guide price £170,000
Jubilee Close, Trimley St Martin, IP11



1

Bedroom



1

Bathroom

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No Onward Chain. Rented @ £850 PCM. One Bedroom. End Of Terrace House. Private Rear Garden. Rear Conservatory. All Electric. Off Road Parking.

A well presented one bedroom house in a pleasant position. Benefitting from a modern UPVC conservatory & UPVC double glazed windows throughout, upstairs bedroom & bathroom, open plan lounge, fitted kitchen, good sized garden and off street parking for two cars. The property is chain free and ideal for investors & first time buyers.

Reception Room 4.16m x 4.94m (13' 8" x 16' 2")

Radiator, double doors to conservatory, spiral staircase, UPVC double glazed door.

Kitchen 1.68m x 2.01m (5' 6" x 6' 7")

Conservatory 3.85m x 2.72m (12' 8" x 8' 11")

Stairs leading to first floor:

Bedroom One 2.46m x 4.32m (8' 1" x 14' 2")

Radiator, windows to side and rear, built in wardrobes, airing cupboard with cylinder inside.

Bathroom 1.78m x 2.19m (5' 10" x 7' 2")

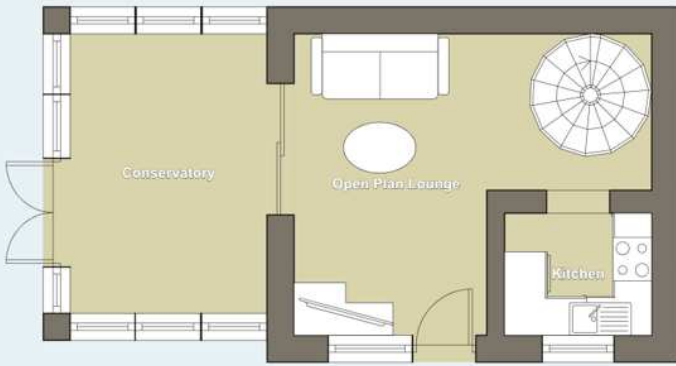
Radiator, low-level W/C, wash hand basin, electric shower over bath.

Rear Garden 12.80m x 13.30m (42' x 43' 8")

The shed in the garden has light and power connected. The Garden is privately owned by number 14 but the neighbour has right of access, subject to contribution to garden maintenance charges, which has not been exercised. Ask agent for further details.

Additional Information

Tenure - Freehold EPC Rating - Current is 45E & potential to be 97A Council Tax Band - A (2023/24: £1,340.73) Services - We understand that mains water, drainage and electricity are connected to the property. Property Type - End-terrace house Total Floor Area - 40 square metres Total Plot Size - 148 square meters Please note: The property does come with two allocated off road parking spaces located at the rear of the property.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		97
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(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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