



Guide price £330,000  
Wentworth Drive, Old Felixstowe, IP11



Wainwrights  
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**FOR SALE**  
01394 275276  
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 **2**  
Bedrooms

 **1**  
Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |  
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No Onward Chain. Old Felixstowe Location. Semi-Detached Bungalow. Two double bedrooms. Garage and ample Off-Road Parking. South Facing Garden. Highly desirable established residential area. Close to local amenities.

Wainwrights are pleased to present this rarely available gem of a bungalow, nestled in a peaceful and highly sought after location in Old Felixstowe. There is a green area to the side, and a host of attractions within easy walking distance. These include; The popular Fludyers Hotel and swimming beach, The Grove woodland area, Eastward Ho playing fields, the local Post Office and a small parade of attractive independent shops & cafes. Felixstowe's bustling town centre, along with the mainline railway station is also within walking distance. The bungalow is bright and spacious, with two double bedrooms, a generous sized lounge / diner, a large driveway with ample space for several cars, a garage with remote controlled door, and a low maintenance south facing garden. The property is well presented and is ready for the right buyer to make it into their very own dream home.

### **Entrance Lobby**

Glass panelled front door leads into a wide and bright lobby

### **Entrance Hallway**

Wide central hallway with doors to:

### **Bathroom**

Featuring three piece white bathroom suite, comprising of: bath with shower screen and shower over, hand wash basin and WC. The walls are full tiled and the window faces to the front aspect.

### **Kitchen** *2.67m x 3.11m (8' 9" x 10' 2")*

Window to front aspect. Matching eye level and floor level cupboards with laminated worktop. One and a half bowl sink with single drainer, tiled splashbacks, serving hatch to the living room. Spaces for cooker, washing machine, dishwasher, fridge & freezer.

### **Reception Room** *3.52m x 5.86m (11' 7" x 19' 3")*

Generous sized living room with dining area too. Feature fireplace, patio doors to garden. Radiator.

### **Master bedroom** *4.11m x 3.03m (13' 6" x 9' 11")*

Large double bedroom with fitted wardrobes and matching cupboards. Windows to side and rear aspect. Radiator.

### **Bedroom Two** *2.89m x 3.21m (9' 6" x 10' 6")*

Double bedroom with window to rear aspect. Radiator.

### **Internal Lobby** *2.89m x 3.21m (9' 6" x 10' 6")*

Doors to garage and garden. Window to side aspect.

### **Garage** *2.77m x 4.73m (9' 1" x 15' 6")*

The garage is integral to the house and has lighting and electrical power points. There is shelving to the side, storage space at the rear and sufficient space for parking an average sized car. There is also a remote controlled electric garage door.

### **Outside (Rear Garden)** *11.20m x 10.60m (36' 9" x 34' 9")*

The delightful low maintenance back garden is mainly paved, with planter borders to the edges. The garden is not overlooked and is south facing, benefitting from sunshine throughout the day.

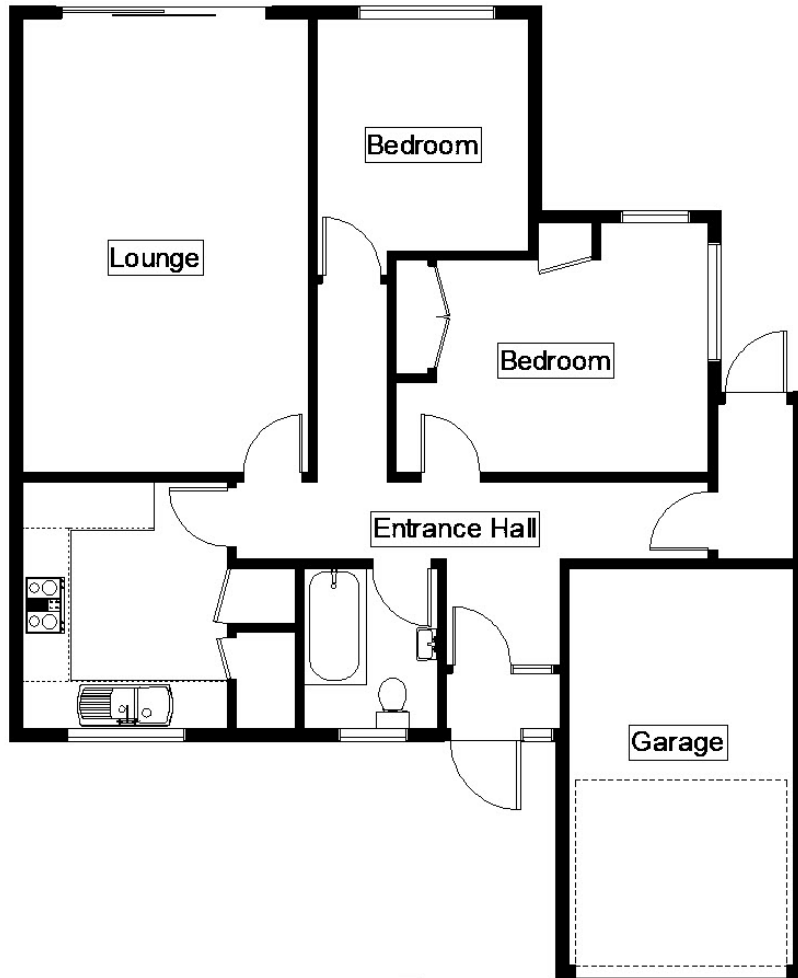
**Additional Information**

Tenure - Freehold EPC Rating - Current is 56D & 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 - 70 square metres Total Plot Size - 335 square metres Wainwrights Estate & Lettings Agent Ltd. Co No. 14699401. Trading Address: 156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS. Misrepresentation Act 1967 and Property Misrepresentations Act 1991. This advertisement or these particulars do not constitute any part of an offer or contract. All measurements are given as a guide, and no liability can be accepted for any errors arising from. No responsibility is taken for any other error, omission, or misstatement in these particulars not for any expenses incurred by the applicants for whatever reason. No representation or warranty is made in relation to this property whether in these particulars, during negotiations or otherwise. Intending purchasers will be asked to produce identification documentation and proof of funds at a later stage. Wainwrights has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Address: Felixstowe IP11

