



Guide price £102,500  
Jasmine Close, Trimley St Martin, IP11



 1  
Bedroom

 1  
Bathroom

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

01394 275276



No onward chain. One bedroom. Rented @ £675 PCM. Double glazing throughout. Allocated parking. Communal garden.

Wainwrights offer for sale, with no onward chain, this well presented one bedroom mid floor flat. The property is located in the popular Jasmine Close, within easy access of transport links and comes with an allocated parking space. Recent improvements include a new hot water system and UPVC double glazed windows. Ideal for first time buyers or those looking for an investment property.

**Entrance Hallway** 2.88m x 79.00m (9' 5" x 259' 2")

Access to Reception Room, Kitchen, Bathroom and Bedroom One.

**Reception Room** 4.06m x 3.30m (13' 4" x 10' 10")

Front aspect UPVC double glazed window. Radiator.

**Kitchen** 1.88m x 3.26m (6' 2" x 10' 8")

Front aspect UPVC double glazed window. Radiator.

#### **Bathroom**

White suite comprising panel enclosed bath, pedestal wash hand basin and wc.

**Bedroom One** 4.05m x 3.09m (13' 3" x 10' 2")

Rear aspect UPVC double glazed window. Radiator.

**Communal Garden** 27.90m x 13.20m (91' 6" x 43' 4")

#### **Additional Information**

Tenure - Leasehold (120 years from 1981) Ground Rent Per Annum - £125.00 Per Annum Service charge Per Annum - £150.00 Per Annum EPC Rating - Current is 75C and potential to be 79C Council Tax Band - A (2023/24: £1,340.73) Services - We understand that mains water, drainage and electricity are connected to the property.

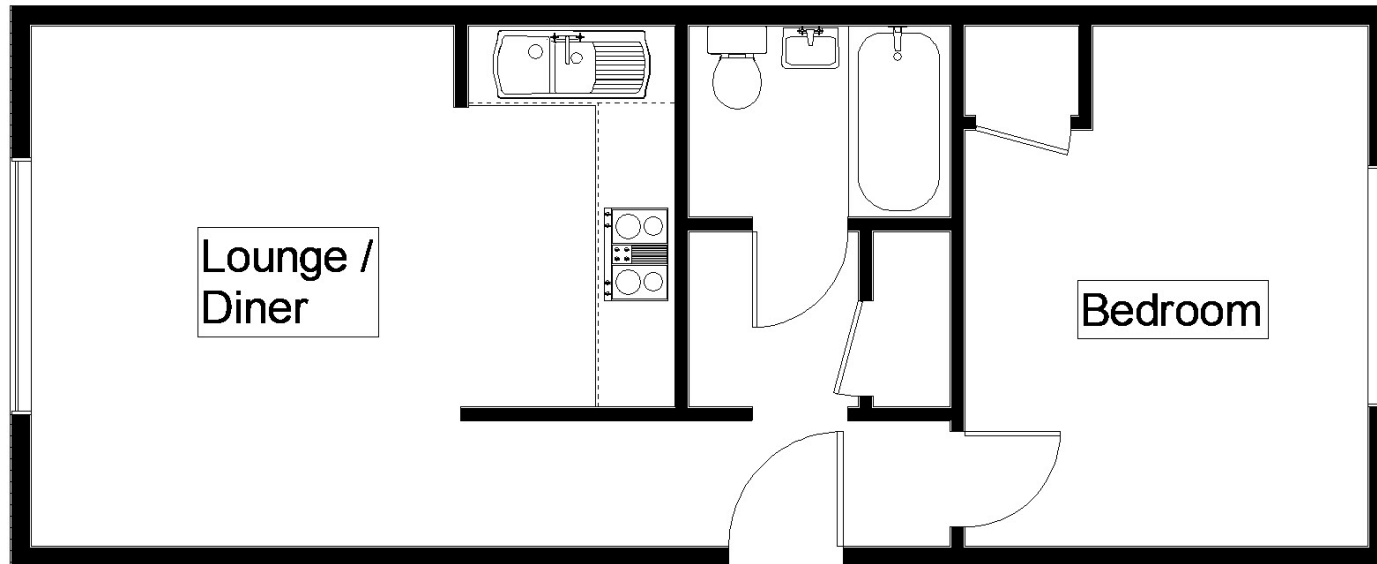
Property Type - Mid-floor flat Total Floor Area - 41 square metres Total Plot Size - N/A Please note: We understand there is one off-road parking space which comes allocated with the property. Wainwrights Estate & Lettings Agent Ltd. Co No. 14699401. Trading Address: 156-158 Hamilton Road, Felixstowe, 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.



Guide price £102,500  
Jasmine Close, Trimley St Martin, IP11



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	79
(55-68) <b>D</b>		
(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: Trimley St Martin IP11

