



Guide price £248,000
Falcon Street, Walton, Felixstowe IP11



 3
Bedrooms

 2
Bathrooms

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

01394 275276



2/3 spacious bedrooms, with 2 ensuite bath / shower rooms.
Edwardian charm with modern amenities. Bright and cosy living
spaces. Viewing recommended.

Wainwrights are pleased to offer for sale this charming Edwardian semi-detached family home in Felixstowe. Nestled in the heart of Walton, Felixstowe, this characterful property offers a perfect blend of period features and contemporary living. The current owner has sympathetically updated the property over the last few years to include, new boiler, radiators etc, rewire and refitted kitchen.

Entrance porch

UPVC entrance door, window to side aspect, UPVC double glazed door leading to:

Reception one 3.40m x 3.26m (11' 2" x 10' 8")

Window to front aspect, feature fireplace, door to:

Reception two 4.16m x 3.40m (13' 8" x 11' 2")

Window to rear aspect, stairs rising to first floor, door to:

Kitchen 2.75m x 2.13m (9' x 7')

Window to side aspect, radiator, wood effect worktop with one and a half bowl stainless steel sink, base level cupboards, eye level cupboards and a 800mm soft close 3 drawer unit, space for cooker, space for fridge freezer, space for washing machine, doorway through to

Rear lobby 1.51m x 1.48m (4' 11" x 4' 10")

The rear lobby is based in the extension of the kitchen with a window to the rear, UPVC double glazed door to the back garden, wall mounted gas boiler, doorway through to:

Cloakroom 1.50m x 0.74m (4' 11" x 2' 5")

Window to rear aspect, hand wash basin, WC

Staircase and top landing 3.60m x 0.75m (11' 10" x 2' 6")

Stairway leads to the top landing with one door to the left and one to the right leading to

Bedroom one 3.32m x 2.50m (10' 11" x 8' 2")

Window with mosaic tiled feature sill to front aspect, radiator, built-in wardrobe, door to ensuite shower room

Ensuite shower room 2.38m x 0.99m (7' 10" x 3' 3")

Tiled floor and half tiled walls around WC and hand wash basin, floor to ceiling tiles in shower enclosure

Bedroom two 3.37m x 3.35m (11' 1" x 11')

Window to rear aspect, radiator, built-in wardrobe housing electrics, chimney breast hatch to loft door to

Bathroom 2.53m x 2.25m (8' 4" x 7' 5")

Window to side aspect with decorative mosaic tiled sill, radiator, tile effect vinyl flooring, bath with panel and shower over, hand wash basin, WC, shaver point, small decorative stained glass window and semi decorative glazed wooden door to:

Bedroom 3/nursery/study 2.23m x 1.74m (7' 4" x 5' 9")

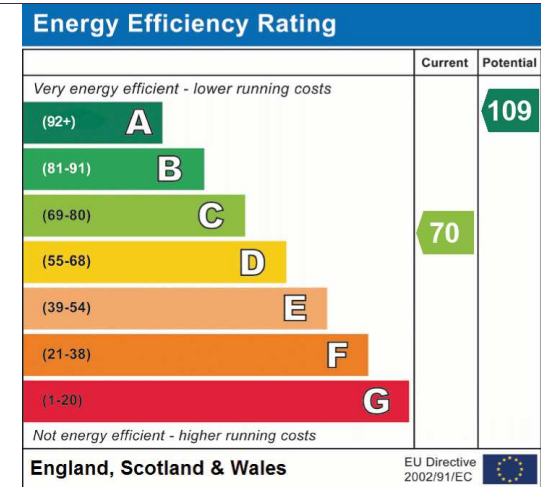
Windows to rear aspect with decorative mosaic tiled sill, radiator, spotlights to ceiling, carpet

Rear garden

Beautifully maintained rear garden, enclosed and mainly laid to lawn with seating area, two sheds with power and light

Additional information

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. Council tax band B.



Address: 7 Falcon Street, Walton, Felixstowe IP11

