



Guide price £240,000
Tylers Green, Trimley St. Mary, IP11



 **3**
Bedrooms

 **1**
Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
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Viewing recommended. No onward chain involved. Three bedroom end of terrace house. Cul de sac location. Driveway providing off road parking for up to three vehicles.

Wainwrights are pleased to offer for sale this three bedroom end of terrace house in a delightful cul-de-sac location in Trimley St Mary. This home offers a spacious living room, kitchen/dining room, three bedrooms and a family bathroom. A driveway to the front provides off road parking for up to three vehicles.

Entrance hallway 1.20m x 1.30m (3' 11" x 4' 3")

Composite UPVC front door with double glazed leaded light semi circular window to top, radiator, laminate flooring, stairs to 1st floor, door to

Living room 3.65m x 4.10m (12' x 13' 5")

UPVC double glazed windows to front aspect, radiator, feature fireplace, under the stair cupboard and door to

Kitchen/diner 4.62m x 2.92m (15' 2" x 9' 7")

Windows to rear aspect, UPVC glass panel door to back garden, radiator, laminate flooring, laminate worktops with range of drawers and cupboards below and eyelevel cupboards above, cupboard housing wall mounted gas Combi boiler, space for large double oven and hob, space for dishwasher, space for washing machine, space for fridge freezer, single drainer single bowl sink

Landing 2.00m x 0.78m (6' 7" x 2' 7")

Airing cupboard, loft hatch, spotlights, carpet, doors to

Bedroom one 3.16m x 2.85m (10' 4" x 9' 4")

Window to rear aspect, radiator, carpet

Bedroom two 3.91m x 2.43m (12' 10" x 8')

Window to front aspect, radiator

Bedroom three 3.02m x 2.09m (9' 11" x 6' 10")

UPVC double glazed window to front aspect, radiator, built in storage over top of staircase

Bathroom 1.92m x 1.65m (6' 4" x 5' 5")

Patterned opaque glass to window to rear aspect, tall radiator, vinyl flooring, floor to ceiling tiled walls, three piece sanitary set comprising wash hand basin, WC, bath with mixer tap and shower over and shower panel

Rear Garden 15.50m x 7.50m (50' 10" x 24' 7")

Mainly laid lawn with large paved terrace to far end of garden and paved pathway from house to terrace, wooden shed measuring 2 m x 4 m, tarmac patio outside house and down the side of the house to driveway joining the front of the house, gate opening to driveway/carport, feather board fence panelling and gate spaces wide enough to drive a car to the rear of the house

Front parking area

Parking on front side total approximately space for three cars comfortably

Additional Information

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to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Council tax band B



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		88
(69-80) C	72	
(55-68) D		
(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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