



Guide price £180,000
High Road West, IP11



 2
Bedrooms

 1
Bathroom

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

01394 275276



No onward chain involved. Two double bedrooms. 50ft south facing garden. Some original features retained and some updating may be required. Viewing recommended.

Charming two double bedroom terraced house, with 50ft south facing garden. Several original features are retained and some updating may be required. The ground floor comprises an entrance hallway, through lounge and kitchen diner. The bedrooms and generous sized bathroom are upstairs. Located within easy reach of the town centre, local schools, nearby amenities and public transport services. Ideal for first time buyers, small families or retirees. No onward chain, so call us now to arrange a viewing.

Entrance porch 0.90m x 0.90m (2' 11" x 2' 11")

UPVC double glazed front door opening into the porch.

Hallway 3.74m x 0.93m (12' 3" x 3' 1")

Additional wooden, partially glazed door from Porch leads into the hallway. Carpeted stairs to the first floor and door to:

Through lounge - diner 7.25m x 3.57m (23' 9" x 11' 9")

Large dual-aspect room with windows to the front and to the rear, feature fireplace with tile and Mahogany effect decorative surround, carpet, understair cupboard, panelled glazed wooden door to:

Kitchen 5.05m x 2.57m (16' 7" x 8' 5")

Light coloured laminate worktops with eye level cupboards above and base level cupboards and drawers below. Four burner Phillips gas hob, integrated oven, 1 1/2 bowl stainless steel sink, space for washing machine, space for fridge freezer, window to rear aspect, window to side aspect, UPVC partially glazed door to side aspect, coving, carpet tiles to floor and wall mounted gas heater.

First floor landing 3.64m x 1.47m (11' 11" x 4' 10")

Ceiling hatch to the loft, picture rails and carpet.

Bathroom 3.00m x 2.53m (9' 10" x 8' 4")

UPVC opaque glazed window to the rear, grey coloured three-piece bathroom suite including a hand wash basin, bath with Triton electric power shower over, WC, partially tiled walls, coving, carpet and cupboard housing the hot water cylinder.

Bedroom two 3.60m x 2.78m (11' 10" x 9' 1") into alcove

Window to rear aspect, built-in cupboard, picture rails, wall-mounted gas heater and carpet.

Bedroom one 4.35m x 3.50m (14' 3" x 11' 6")

Wood framed double glazed window to the front aspect, picture rails, carpet and wall-mounted gas heater.

Front garden 4.39m x 2.34m (14' 5" x 7' 8")

A Victorian quarry tiled front pathway leading to the front door, with a brick built perimeter wall to the side and front. The remaining area is mainly covered in pebbles.

Back garden 17.30m x 4.52m (56' 9" x 14' 10")

A fully enclosed, south-facing garden with planting areas along both sides, an area laid to lawn, a hardstanding area with a shed, an area covered in shingle containing several planter areas with established roses. There is a gate to the side aspect, with pedestrian access to the street.

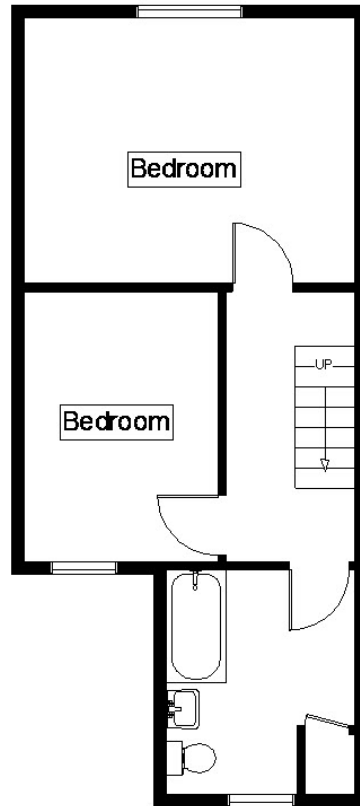
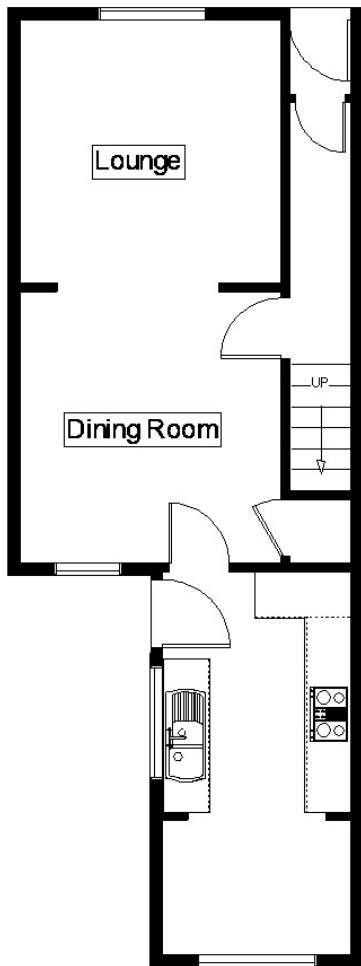
Additional Information

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: 161 High Road West, IP11

