



Guide price £245,000
Seaton Road, IP11



3

Bedrooms



1

Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
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Characterful three-bedroom semi-detached house with tenants in residence or available with vacant possession. It features two double bedrooms, one single, gas central heating with a new combi boiler, an upstairs shower room, a ground floor cloakroom, and a small utility area. Well-located near good schools, recreation grounds, and a short distance from Felixstowe town centre and seafront. It requires some cosmetic updating but offers great potential.

This characterful three bedroom semi-detached house would suit an investor as tenants are currently in residence or can also be purchased with **vacant possession** as an ideal family home. Seaton Road is well positioned for good local schools, the charming local high street of Walton and the recreation grounds just across the road. Felixstowe town centre is a short distance away, as are the docks and the vibrant seafront. The property could do with some cosmetic updating but has the benefit of one single and two double bedrooms, UPVC double glazing throughout, gas central heating with a new combi boiler, shower room upstairs, an additional cloakroom on the ground floor and a small utility area. The property has scope for improvement and some cosmetic enhancement.

Reception One *3.75 x 4.35 into bay*

UPVC partially glazed front door leads into lounge room, square bay window to front aspect, radiator, wood affect laminate flooring, fireplace with wood surround, picture rails, door opens to in a stairway

Inner hallway and stairway *0.85m x 0.90m (2' 9" x 2' 11")*

Stairway to first floor door to

Reception Two *3.75m x 3.37m (12' 4" x 11' 1") at widest points*

Window to rear aspect, radiator, fireplace with wooden surround, coving, carpet, smaller alcove under stair area with window to side aspect and under stair cupboard.

Kitchen *2.90m x 2.29m (9' 6" x 7' 6")*

UPVC partially glazed door to side aspect, UPVC window to side aspect, tiled floor, black granite worktops with high-level cupboards above and matching cupboards and drawers below, in 1 and 1/2 bowl black composite sink with mixer tap, inset stainless steel five gas burner hub, built-in double oven, radiator, partially tiled walls, doorway through to

Utility area *1.23m x 1.42m (4' x 4' 8")*

Window to rear aspect, space for washing machine, space for upright fridge freezer, tiled floor follows from kitchen door to

Cloakroom *0.91m x 0.45m (3' x 1' 6") At widest*

Window to side aspect, floor tiling continued through from kitchen and utility area, hand wash basin, WC, cupboard housing the Baxi combi boiler which was installed at the end of 2024

Top gallery landing *3.79m x 1.66m (12' 5" x 5' 5") round bend*

This is an L-shaped top landing which starts off gallery at the top of the stairs with one step up and then extends around from the side of the two main bedrooms, bedrooms around to the bath and third bedroom. Window to side aspect, radiator, hatch to loft, open Bella Straits, carpets, dado rail and handrail on sides of the stairway, cupboard housing the electric meter and consumer unit over the stairs, coving to ceiling and doors to

Bedroom One *3.75m x 2.57m (12' 4" x 8' 5") Into alcove*

Two windows to front aspect, two radiators, stripped and varnished wooden flooring, original fireplace, coving to ceiling.

Bedroom Two *2.84m x 2.57m (9' 4" x 8' 5")*

Window to rear aspect, radiator, carpet, original fireplace, coving to ceiling.

Bedroom Three *2.49m x 2.49m (8' 2" x 8' 2") To point*

Window to rear aspect, radiator, carpet, coving to ceiling.

Family Bathroom *1.30m x 1.77m (4' 3" x 5' 10")*

Window to side aspect, double sized walk-in shower with chrome and glass side panel thermostatically controlled shower mixer, fully tiled walls, hand wash basin, WC, vinyl flooring.

Back Garden *88 sq m*

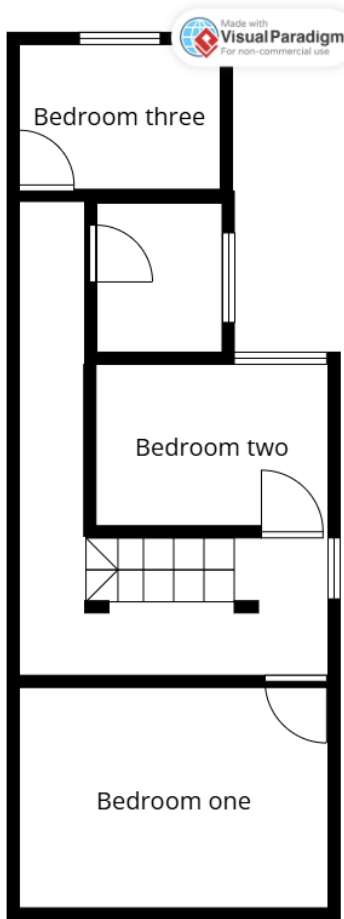
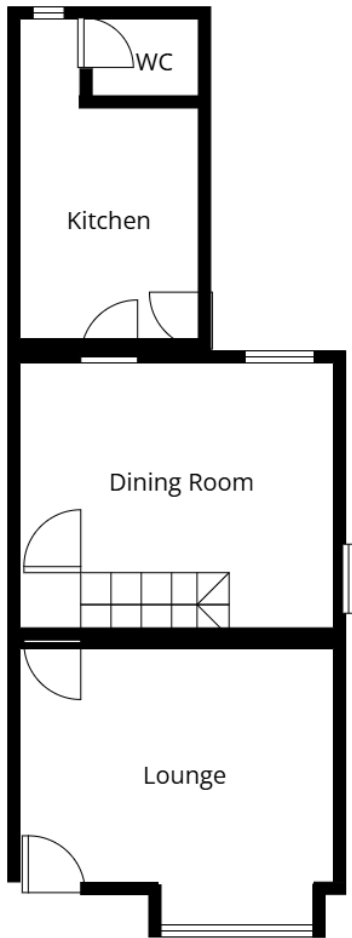
Paved area by the back door with side path leading to the front of property. End of garden beyond the rear elevation is mainly laid to lawn with a path to wood shed and a small paved area at the rear diagonal end of garden is fully enclosed with wooden fencing. Hardstanding for dustbins.

Outside Front

Front garden with planting area in the centre and Path on either side one leading to the front door the other leading to the side gate with access to the rear of the property and back garden.

Additional information

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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