



Guide price £197,000
King Street, Felixstowe, IP11



 **2**
Bedrooms

 **1**
Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
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Viewing highly recommended. Ideal first time purchase or buy to let investment. Two bedrooms, two reception rooms, modern kitchen and bathroom, good sized garden.

This charming two-bedroom terraced house would be an ideal first home. Well located for good local schools, the quaint high street of Walton, and the nearby recreation grounds, it also offers easy access to Felixstowe town centre, and the vibrant seafront. The property has benefited from some cosmetic updating and features one double and one single bedroom, UPVC double glazing throughout, gas central heating, two spacious living areas, an upstairs bathroom, and a well-sized garden.

Reception Room One 3.66m x 3.33m (12' x 10' 11")

New composite partially glazed front door opens into reception room one, window to front aspect, radiator, carpet, coving to ceiling, chimney breast. Door to reception room two.

Reception Room Two 2.65m x 3.33m (8' 8" x 10' 11")

Under the stair storage cupboard, window to rear aspect, door to inner landing and stairway, chimney breast, carpet, radiator, coving to ceiling door to kitchen.

Kitchen 3.93m x 2.10m (12' 11" x 6' 11") at widest point

Wood effect laminate worktops with modern white eyelevel cupboards above and cupboards matching with drawers below, insert Cooke & Lewis composite sink with mixer tap, insert Cooke & Lewis induction hob and double oven below, space for fridge freezer, space for washing machine, wall mounted gas Combi boiler, windows to side aspect, fully glazed door to side aspect, feature lighting to ceiling, radiator, tiled flooring.

First Floor Hallway 4.23m x 0.72m (13' 11" x 2' 4")

Hatch to loft, carpet, electrical consumer unit.

Bedroom One 3.65m x 3.31m (12' x 10' 10") Into our coves

Windows to front aspect, radiator, chimney breast, built-in cupboard, carpet, coving to ceiling.

Bedroom Two 2.35m x 2.79m (7' 9" x 9' 2")

Window to rear aspect, radiator, built-in cupboard, carpet, coving to ceiling, chimney breast.

Bathroom 2.76m x 2.08m (9' 1" x 6' 10")

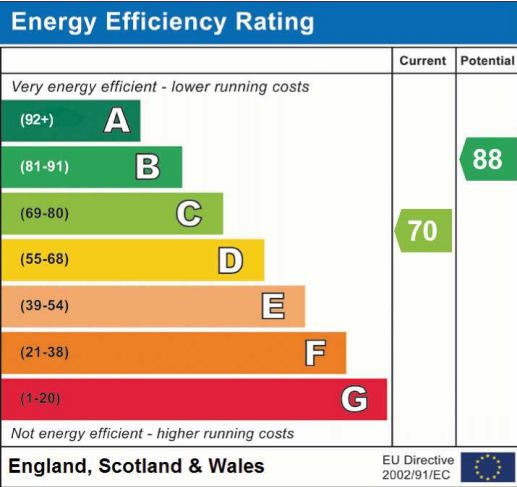
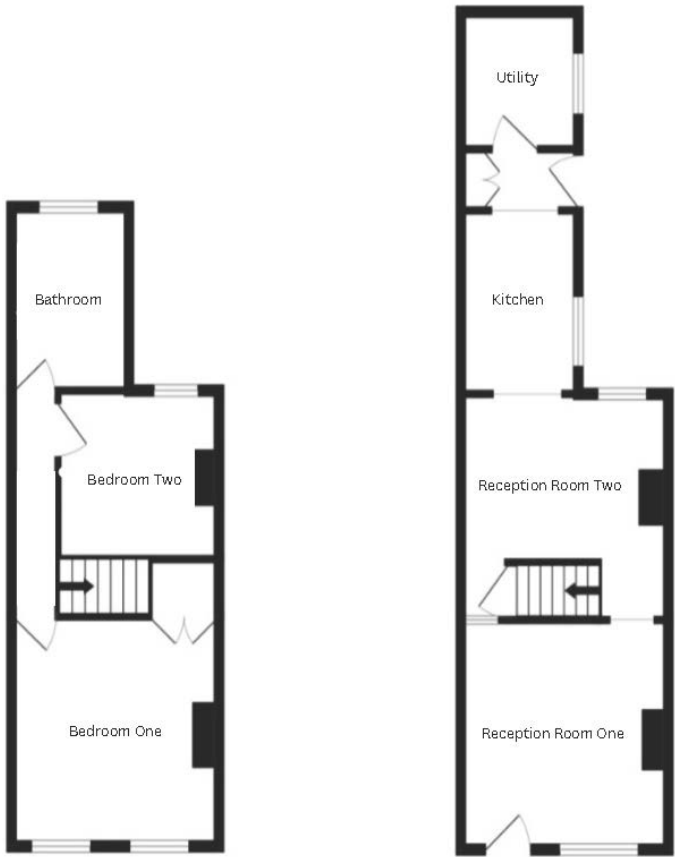
Window to rear aspect, fully tiled walls, vinyl flooring, vanity unit comprising of two drawer unit with porcelain sink hand wash basin above, feature curve edge bath with central shower mixer taps, radiator, coving to ceiling, inset spotlights.

Back Garden

Rough size is 61.4 sq meter Brick built shed 1.96m x 1.34m This extends out from the rear of the house and has a pitched roof covered in slate tiles. Garden is mainly laid lawn with a concrete pathway leading to the back gate with rear access pedestrian. Raised wooden decking area at the end of the garden.

Additional Information

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Address: 31 King Street, IP11

