



Guide price £184,995
Capel Drive, Felixstowe, IP11



 **2**
Bedrooms

 **1**
Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
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Two Bedrooms. Garage and Off-Road Parking. Fully enclosed rear garden. Cul-de-sac location. Some updating required. Convenient location. Close to local amenities.

Capel Drive is conveniently located in a popular residential area, close to a major supermarket with a doctors surgery and pharmacy nearby. The house is nestled within a quiet close and benefits from good transport links, with regular buses to Felixstowe Town Centre and Ipswich, as well as the nearby A14. The accommodation occupies two storeys, the kitchen and living room on the ground floor, the bathroom and both of the bedrooms upstairs. Some updating may be necessary, which is reflected in the price. The property represents good value if you are looking for a practical home, with private parking, a garage and the potential to add your own magical touch. Early viewing is recommended to appreciate everything this home has to offer.

This property sale is subject to probate being granted, we understand that an application has been submitted for probate.

Kitchen *3.63m x 2.58m (11' 11" x 8' 6")*

The UPVC front door is set under a small overhead external porch and opens into the kitchen. Window to the front aspect, tiled floor with matching partially tiled walls and worktops. Single drainer stainless steel sink, stainless steel extractor hood, space for washing machine, space for fridge, space for freezer, door to:

Reception Room *4.95m x 3.63m (16' 3" x 11' 11")*

Two radiators. Patio doors leading to back garden. Staircase up to:

First floor landing

With access to loft. We understand that the loft is insulated. Doors to:

Bedroom One *3.86m x 3.64m (12' 8" x 11' 11")*

Window overlooking the back garden. Radiator.

Bedroom Two *3.51m x 1.76m (11' 6" x 5' 9")*

Window to front aspect. Radiator.

Bathroom *2.61m x 1.76m (8' 7" x 5' 9")*

Opaque window to front aspect. Towel radiator. White three piece bathroom set comprising of low level wc, hand washbasin, bath with Mira mixer shower attachment over. Part tiled walls. Airing cupboard housing the Baxi combi boiler, which supplies all of the hot water and central heating.

Outside (Rear Garden) *4.14m x 10.00m (13' 7" x 32' 10")*

The front garden gently slopes up towards the house and is mainly laid to lawn, with shrub and flower edging. The back garden is over 30 feet in length and is fully enclosed with wooden fencing. There is a timber patio area closest to the house, the remainder of the garden is paved with slabs, with a flowering hedge at the raised end of the garden and planter borders along the two sides. There is shared vehicular access at the side of the property, leading to the parking area and the garage, situated behind the end of the garden.

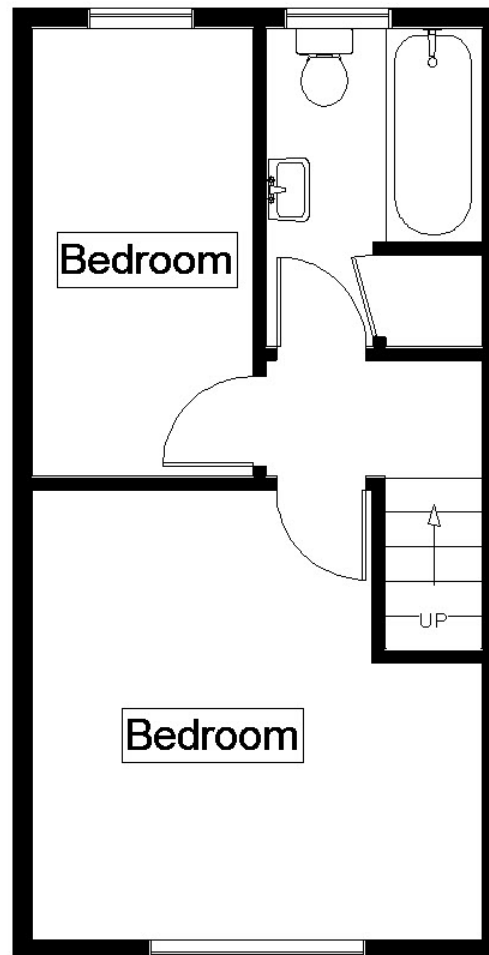
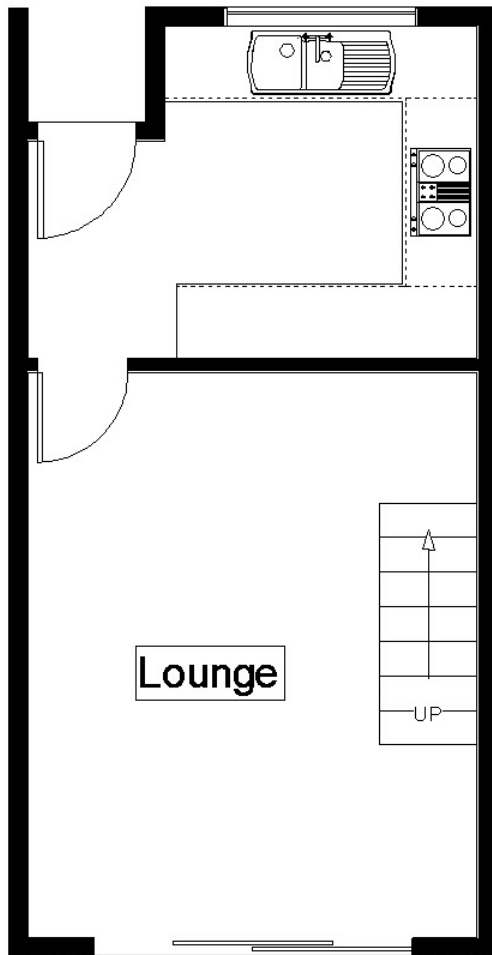
Garage *5.03m x 2.50m (16' 6" x 8' 2")*


The garage forms one part of a detached pair of garages. Construction is of brick, with a pitched tiled roof and an up and over door to the front.

Additional Information

Tenure - Freehold EPC Rating - Current is 71C & potential to be 89B Council Tax Band - B (2024/25: £1,564.18) Services - We understand that mains water, drainage gas, and electricity are connected to the property. Property Type - Semi detached house Total Floor Area - 54 square metres Total Plot Size - 92 square metres 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 them. No responsibility is taken for any other error, omission, or misstatement in these particulars, nor 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.



| Energy Efficiency Rating | | |
|---|---------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | 89 |
| (81-91) B | | |
| (69-80) C | 71 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  |

Address: Felixstowe IP11

