



Guide price £200,000
High Road East, Old Felixstowe, IP11



2

Bedrooms



1

Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
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No Onward Chain. Old Felixstowe Location. Close to local amenities. Allocated off-road parking. Ideal Retirement Property. Over 55's Only. Modern Shower Room. Extensive & Well Maintained Communal Gardens.

Entrance Porch

Fully UPVC double glazed conservatory type porch, with door to:

Entrance Hallway

Storage cupboard, wall mounted electric heater, and doors to:

Reception Room 5.44m x 3.38m (17' 10" x 11' 1")

Large window overlooking the beautifully maintained grounds and patio doors opening to the paved patio area outside, wall mounted electric heater, carpet.

Bedroom One 3.69m x 3.62m (12' 1" x 11' 11")

Window overlooking side aspect, wall mounted electric heater, carpet

Kitchen 3.69m x 2.17m (12' 1" x 7' 1")

Laminate worktop with a range of eye level and base level cupboards, inset sink with mixer tap, extraction hood, space for cooker, space for fridge freezer, space for washing machine.

Shower Room 2.14m x 2.07m (7' x 6' 9")

Large walk in shower, hand wash basin, WC, electric towel radiator.

Bedroom Two 2.46m x 2.14m (8' 1" x 7')

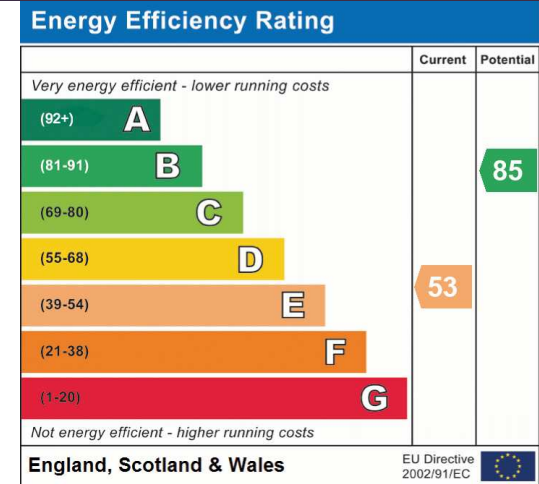
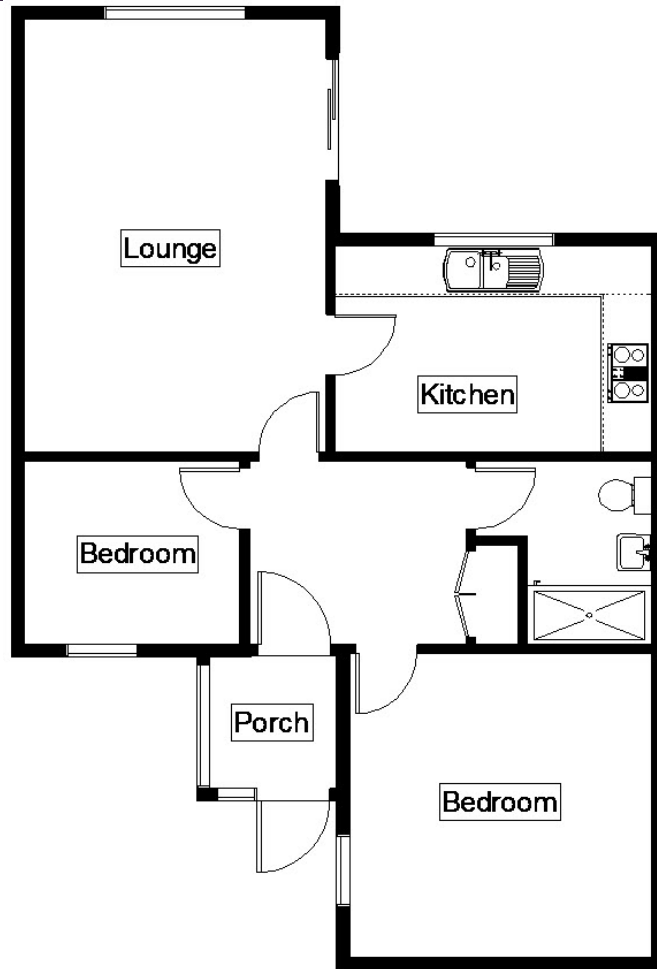
Window overlooking front aspect, wall mounted electric heater, carpet

Communal Grounds 75.30m x 49.60m (247' 1" x 162' 9")

The property is one of three cottage style bungalows situated in stunning grounds that extend over two acres. The grounds are tree lined and well maintained, with sweeping lawns and an abundance of colourful blooms, providing a tranquil, picturesque backdrop to enjoy fine outdoor living.

Additional Information & Disclaimer

Ownership is restricted to the over 55s Tenure - Leasehold (63 Years are left on the lease. You must be in residence for a minimum of two years before a decision can be made about extending the lease.) Ground Rent Per Annum - £313.48 Service charge Per Annum - £1823.00 Water Rates Per Annum - £279.24 EPC Rating - Current is 53E and potential to be 85B Council Tax Band - C (2023/24: £1,787.64) Services - We understand that mains water, drainage and electricity are connected to the property. Property Type - Mid terrace bungalow Total Floor Area - 59 square metres Total Plot Size - 108 square metres Please note: We understand that there is off-road parking for one vehicle. The property comes with added security staff on site and 24/7 assistance, if needed. Please note that we accept no responsibility for any errors, omissions or other incorrect information contained within these particulars. All measurements, descriptions and any other information is for guidance only and should not be relied upon for anything more. All concerned parties should seek professional independent verification of material information before making any decisions. 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. No responsibility is taken for any other error, omission, or misstatement in these particulars not 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.



Address: Felixstowe IP11

