



2

Bedrooms



1

Bathroom



Charming and deceptively spacious 2 bedroom end of terrace house, in need of some modernisation. The property is ideal as a first home, or for investors. Margaret Street is in a convenient and popular residential area, close to local schools, Walton's shops, restaurants and other facilities. Felixstowe Town Centre is also close by. The garden is south - west facing and the property benefits from gas central heating and UPVC double glazing throughout.

Lounge room 3.94m x 3.02m (12' 11" x 9' 11") *Into alcoves*

UPVC partially glazed front door opens into the lounge room. Window to front aspect, radiator, laminate flooring, chimney breast with decorative wooden fireplace surround. Partially glazed wooden door to:

Dining room/snug 3.97m x 3.01m (13' x 9' 11")

Window to rear aspect, radiator, laminated flooring, built in under the stairs storage cupboard, door to staircase, further door to kitchen

Kitchen 2.43m x 1.79m (8' x 5' 10")

White laminate worktops with cupboards and drawers underneath and eyelevel cupboards above. Stainless steel sink with mixer tap, cooker, space for under the counter fridge, partially tiled walls, window to side aspect, door to side aspect, vinyl flooring.

Top landing 4.07m x 0.80m (13' 4" x 2' 7")

Window to side aspect, hatch to loft, radiator, carpet, electrical consumer unit, doors to:

Bedroom one 3.96m x 3.04m (13' x 10') *Into alcoves*

Window to front aspect, radiator, chimney breast, built-in cupboard, carpet.

Bedroom two 3.01m x 3.07m (9' 11" x 10' 1") *Into alcove*

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

Bathroom 1.81m x 2.42m (5' 11" x 7' 11") *At widest*

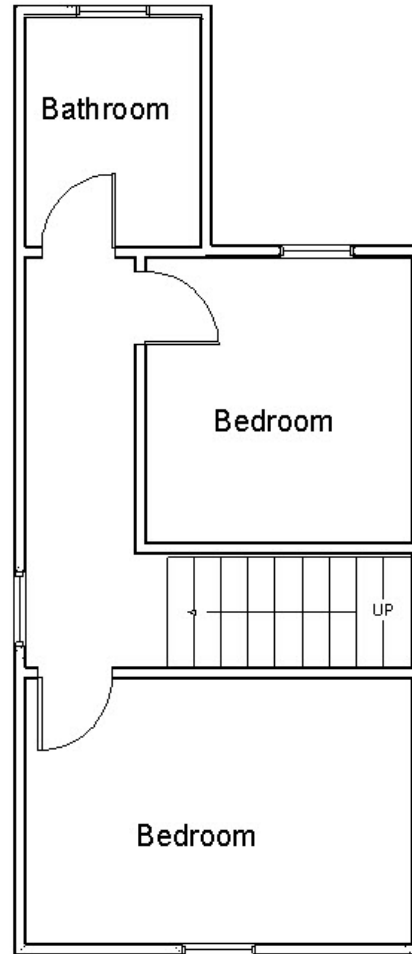
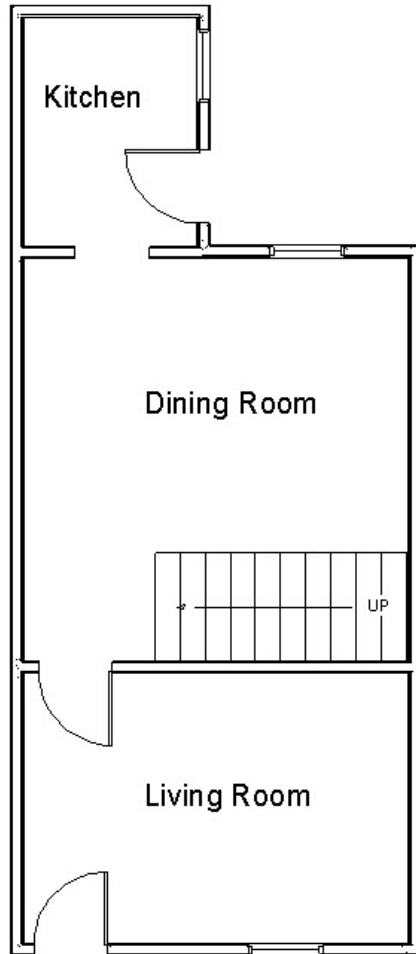
Window to rear aspect, radiator, built-in cupboard, white three-piece matching bathroom set comprising bath with Triton electric shower over, hand wash basin, WC. Partially tiled walls, vinyl flooring.


Back garden 31.5 sq m

Mostly paved, planter area to the side, side access gate, brick and timber built outbuilding with wall-mounted Gas Combi boiler, gas meter, space for; the washing machine, chest freezer and additional storage area. Shed size is 3.05m x 1.88m.

Additional Information

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: 9 Margaret Street, IP11

