



Guide price £235,000
Penfold Road, Felixstowe IP11



2

Bedrooms



1

Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
enquiries@wainwrights.co.uk

01394 275276



Positioned close to the Felixstowe Town Centre is this well presented and modern two bedroom ground floor apartment with no onward chain. The property comes with gas central heating, double glazing, modern fully fitted kitchen and a walk-in shower room. The property also has allocated off road parking.

Entrance porch

Conservatory-style entrance porch with UPVC French doors opening into the porch. UPVC partially glazed door to:

Lounge room *4.94m x 3.91m (16' 2" x 12' 10")*

UPVC partially glazed front door from porch leads into the lounge room, bay window to front aspect, radiator, carpet, built-in storage cupboard, door to kitchen, corridor to:

Kitchen *2.84m x 2.20m (9' 4" x 7' 3")*

Window to side aspect, radiator, modern fitted kitchen comprising black granite effect worktops with shaker style eye level cupboards and matching cupboards and drawers below, inset stainless steel single drainer sink with mixer tap, inset gas hob, stainless steel splashback, built in electric oven, built in fridge freezer, built in dishwasher, built in washing machine, cupboard housing the Baxi combi boiler, vinyl flooring.

Internal hallway *4.00m x 0.98m (13' 1" x 3' 3")*

Built-in storage cupboard, radiator, carpet and doors to:

Bedroom one *3.15m x 2.96m (10' 4" x 9' 9")*

Window to side aspect, radiator, built-in double wardrobe, coving to ceiling, modern Venetian window blinds, carpet.

Bedroom two *2.29m x 2.26m (7' 6" x 7' 5") at widest*

Window to rear aspect with modern Venetian blinds, radiator, coving to ceiling, carpet.

Shower room *1.88m x 1.86m (6' 2" x 6' 1") at widest*

Window to rear aspect, double sized walk-in shower with glass and chrome screen. Aqua boarding to the shower walls, wash hand basin with vanity unit under, WC, remainder of walls are fully tiled, inset spotlights to ceiling, remote electric shower controller.


Outside

The front garden has brick built walls with painted steel railings above and a painted steel entrance gate. A paved pathway leads to the front entrance porch and the remainder of the garden has been gravelled. A driveway to the side of the property leads to the rear of the building, where there is a block paved private parking area and the dustbin storage cupboards. The edges of the parking area are planted with a combination of shrubs and hedging, with wooden fences completing the perimeter.

Additional Information

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. Council tax band B. April 2024 - 31st March 2025: £1,639.55



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	80
(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: 11 Penfold Road, IP11

