



Guide price £239,995  
Chester Road, Felixstowe, IP11



 2  
Bedrooms

 1  
Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |  
[enquiries@wainwrights.co.uk](mailto:enquiries@wainwrights.co.uk)

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Viewing highly recommended. No onward chain involved. Popular Walton location. Two double bedrooms. Cloakroom & Family Bathroom. Car port providing off parking.

**Entrance lobby** 1.70m x 1.17m (5' 7" x 3' 10")

UPVC partially glazed front door leads into the lobby with radiator, carpet, and doors to

**Cloakroom** 1.45m x 0.34m (4' 9" x 1' 1")

Window to front aspect, radiator, tiled floor, hand wash basin, WC, extractor fan,

**Living room** 4.56m x 4.06m (15' x 13' 4") at widest points

Window to front aspect, radiator, under-stairs cupboard, stairway to 1st floor, carpet, partially glazed french doors to

**Kitchen** 4.50m x 1.75m (14' 9" x 5' 9")

Partially glazed UPVC door and UPVC window to rear, speckled grey laminate worktop with wooden modern white cupboards above and matching cupboards with drawers below, inset one and a half bowl stainless steel sink, built-in electric hob, built-in double oven, space for fridge freezer, space for washing machine. Tiled flooring, partially tiled walls, radiator, cupboard housing the wall-mounted Baxi Tec Duo combination boiler.

**Top landing** 2.05m x 1.12m (6' 9" x 3' 8")

Radiator, carpet, large storage cupboard with lighting Measuring 2.09x0.96, storage cupboard also has shelving and carpet also radiator further doors from hallway to::

**Bedroom one** 3.64m x 3.64m (11' 11" x 11' 11")

Window to front aspect, radiator, built-in storage cupboard with lighting, carpet.

**Bedroom two** 4.87m x 2.59m (16' x 8' 6")

Window to front aspect, radiator, large built-in storage cupboard, with lighting, carpet

**Bathroom** 2.20m x 2.38m (7' 3" x 7' 10")

Window to side aspect, fully tiled shower with thermostatically controlled mixer, bifold chrome and glass shower door, bath, hand wash basin, WC, partially tiled walls, vinyl flooring, inset spotlights to ceiling, chrome towel radiator.

**Back garden** 1.90m x 2.50m (6' 3" x 8' 2")

Southwest facing, mostly block paved with some planting areas to edge fully enclosed with wooden fencing and gate to undercover driveway, wooden shed.

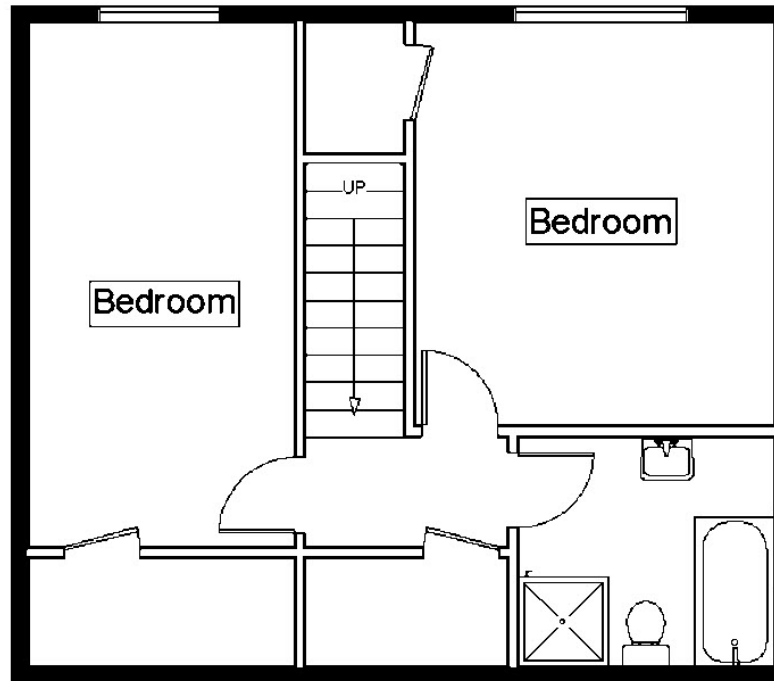
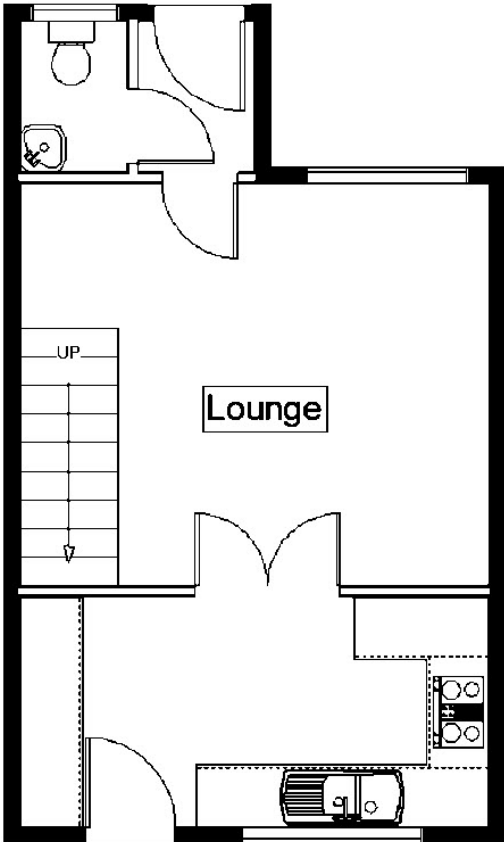
### Outside front


Small front garden entirely covered with gravel and paving to area outside front door, undercover parking area to side of house fully tarmac.

### Additional information

The property was built in 2016. 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+) <b>A</b>		
(81-91) <b>B</b>	85	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: 2a Chester Road, IP11

