



Guide price £263,000
St. Andrews Road, Felixstowe, IP11



3

Bedrooms



1

Bathroom

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

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Viewing highly recommended. Town centre location. Three bedrooms. Off road parking for two cars. Generous rear garden. Cloakroom and shower room.

Wainwrights are pleased to present a beautifully presented three-bedroom terraced home offering a fantastic blend of comfort, practicality, and modern living. Set in a popular residential area, this property features two valuable off-road parking spaces and a generous rear garden, complete with a newly laid patio—ideal for relaxing or entertaining. Inside, the home boasts a spacious open-plan living and dining area, creating a bright and sociable space perfect for family life. A convenient downstairs WC adds to the practicality, while upstairs, three well-proportioned bedrooms provide ample room for growing families or guests. The property also benefits from energy-efficient solar panels, helping to lower household bills and support sustainable living. With a thoughtful layout and contemporary touches throughout, this property is a move-in ready home not to be missed.

Outside front

Dropped curb leads to Parque block paving front driveway.

Entrance porch 1.85m x 0.95m (6' 1" x 3' 1")

UPVC double glazed door and windows, wood effect vinyl flooring

Entrance hall 1.74m x 2.95m (5' 9" x 9' 8")

Fully double glazed UPVC entrance door, wood effect laminate flooring, radiator, stairs to 1st floor with feature banister rail, door to:

Dining room 7.50m x 3.35m (24' 7" x 11')

Wood effect laminate flooring continues from hallway through the dining room and into the lounge, UPVC double glazed window to front aspect, picture rails, matching skirtings and door architraves, radiator, archway through to:

Lounge 4.36m x 4.28m (14' 4" x 14' 1")

Wood effect laminate flooring continues through from dining room, chimney breast and alcove with solid wood feature shelving, fireplace opening, radiators, picture rails with matching woodwork to skirtings and door architraves, UPVC double glazed door to rear aspect door to:

Kitchen 3.27m x 2.16m (10' 9" x 7' 1")

Window to side aspect, radiator, large pantry combined with under the stairs cupboard, vinyl flooring, coving to ceiling, would affect laminate worktops within Ince stainless steel Frankie brand sink, built-in Neff brand gas hob with stainless steel extractor fan over, built-in Neff brand double oven, a floor level cupboards and drawers with matching eyelevel cupboards space for washing machine, space for dryer, half glazed solid timber door to:

Internal lobby 2.20m x 0.73m (7' 3" x 2' 5")

Fully glazed UPVC door to side, space for upright fridge freezer, hatch to small loft, door to:

Cloakroom

Window to rear aspect UPVC double glazed, radiator, hand wash basin, WC, vinyl flooring, Wiseman brand wall mounted Combi Boiler.

First floor landing 2.99m x 1.96m (9' 10" x 6' 5")

A hatch to loft cupboard housing, the electric consumer unit, carpet, stripped wood bannister with matching skirtings, doors and door architraves, doors to

Master bedroom 3.95m x 3.16m (13' x 10' 4")

UPVC double glazed window to front aspect, radiator, picture rails, built-in wardrobes, carpet.

Bedroom two 3.36m x 2.60m (11' x 8' 6")

Window UPVC double glazed to rear aspect, radiator, carpet.

Bedroom three *2.89m x 1.92m (9' 6" x 6' 4")*

Window to front aspect UPVC double glazed, radiator, stripped wood original flooring, with matching skirtings architrave and door.

Shower room *2.50m x 1.34m (8' 2" x 4' 5")*

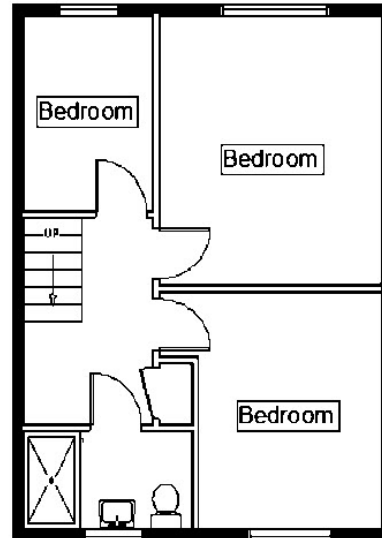
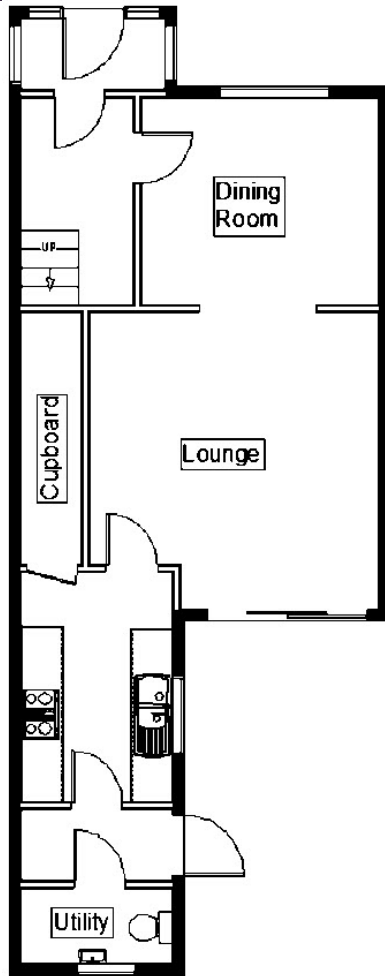
UPVC double glaze window to rear aspect, radiator, fully tiled from floor to ceiling shower enclosure with sliding chrome and glass door panel and thermostatically controlled shower mixer, hand wash basin, WC, dark wood effect vinyl flooring.


Back garden *149 sq m*

Modern grey paving extends from the back of the house providing a terrace for alfresco dining, there's a boarded planting area with slate covering. The modern grey paving also creates a path at the side of the garden down towards the end of the garden which benefits from sunshine throughout most of the day and provides a raised decking area for further seating. In front of the large shed is a planting area with established shrubs and small trees, and the rest of the garden is laid to lawn. There is a pedestrian gate at the end of the garden which allows access round to Saint Andrews Road. The entire garden is enclosed with shiplap timber fencing.

Additional information

Solar panels on roof for water heating only 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 (2025/2026: £1,717.57)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	73	
(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 

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