



Shared ownership £110,000  
Rues Farm Road, IP11



2

Bedrooms



1

Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |  
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40% shared ownership. No onward chain. Two double bedrooms. End of Terrace House. Allocated parking for two cars. Built in 2021. Viewing highly recommended.

Wainwrights are delighted to offer for sale 40% SHARED OWNERSHIP of this delightful two bedroom end of terrace house built in 2021. With no onward chain involved, this house is situated in the desirable location of Laureate Fields in Old Felixstowe. It offers a lounge/dining room, kitchen, cloakroom, two double size bedrooms and a bathroom. There is a garden to the rear and two allocated parking spaces to the front. Viewing is highly recommended.

**Entrance hallway** 4.88m x 1.97m (16' x 6' 6")

Composite multi point locking front door opens into the hallway, radiator, under stairs cupboard housing the electric consumer unit, karndean type flooring, spotlights, stairs to 1st floor and doors leading to:

**Kitchen** 3.44m x 2.02m (11' 3" x 6' 8")

Window to front aspect, wood affect laminate worktops with matching splashback, eyelevel cupboards above and a variety of cupboards and drawers below, integrated fridge freezer, integrated Zanussi oven and electric hob with extractor over, space for washing machine, inset one and a half bowl sink. Cupboard containing wall mounted ideal logic gas Combi boiler.

**Cloakroom** 1.86m x 1.24m (6' 1" x 4' 1")

Radiator, hand wash basin, WC, shelf, wall mounted mirrored bathroom cabinet, spotlights, and extractor fan.

**Lounge/diner** 4.81m x 4.07m (15' 9" x 13' 4")

Window to rear aspect and partially glazed door to rear aspect, two radiators, ample space for couches and dining table and wood affect laminate flooring

**Landing** 2.00m x 2.20m (6' 7" x 7' 3")

Radiator, spotlights, cupboard, carpet and doors leading to:

**Bedroom one** 4.08m x 3.90m (13' 5" x 12' 10")

Window to rear aspect, radiator, hatch to loft and carpet.

**Bedroom two** 4.08m x 3.37m (13' 5" x 11' 1") at widest

Window to front aspect, radiator and carpet.

**Bathroom** 2.25m x 2.00m (7' 5" x 6' 7")

Modern white three-piece bathroom set comprising of a bath with an overhead shower and glass screen, fully tiled surround, hand wash basin, WC, chrome towel radiator, shavers point, shelf, vinyl flooring and spotlights.

**Outside** 7.83m x 4.64m (25' 8" x 15' 3")

To the front there is hardstanding for two allocated parking spaces. To the rear there is an enclosed garden mainly laid to lawn with a patio area close to the house enclosed by wooden fence. The rear garden is also south facing.

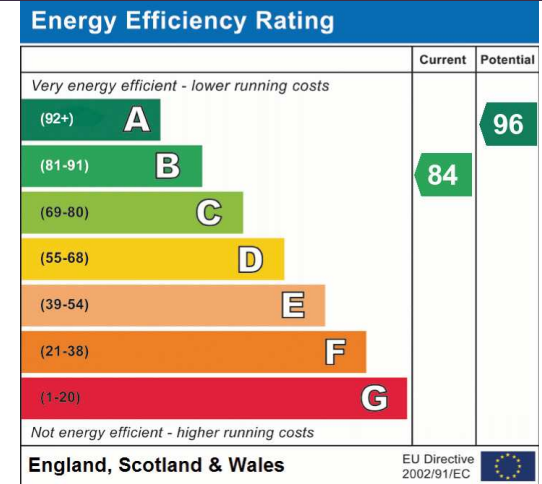
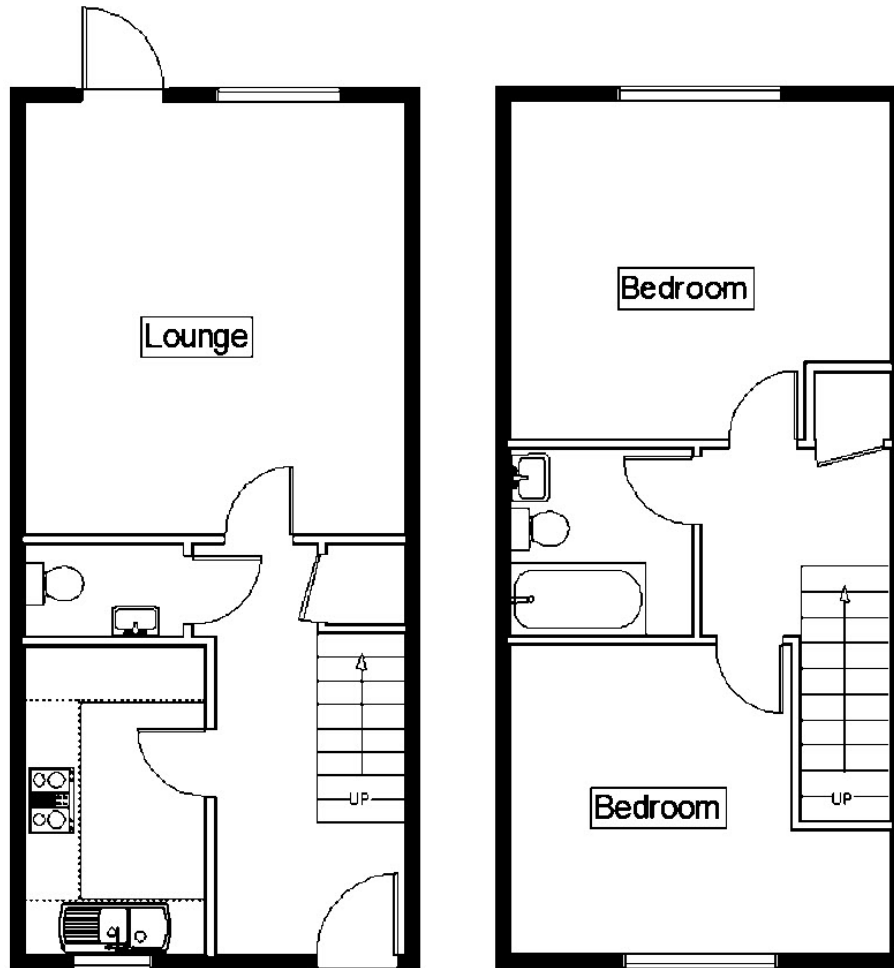
### Agents note

40% ownership is offered at £110,000. Ask Agent for further information. This property cannot be used as a buy to let investment. The further 60% share is owned by Park Properties Housing Association and you will be required to pay rent for the remaining share. We strongly recommend you and your solicitor satisfy yourselves with all the legalities before entering into a contract to buy.

### Additional information

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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 - 1st April 2024 - 31st March 2025 £1639.55



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