



£550,000

Bath Road, Old Felixstowe, IP11



5

Bedrooms



3

Bathrooms

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |  
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**Wainwrights** is pleased to present this exceptional opportunity to acquire this property, a substantial five-bedroom property that has been thoughtfully converted into three self-contained flats, offering excellent flexibility and investment potential. The property comprises two spacious two-bedroom flats (Flat 1 and Flat 2) and a well-proportioned one-bedroom flat (Flat 3), all accessed via a communal entrance. Additional features include a basement offering useful storage space and both front and rear gardens, enhancing the appeal for tenants or future redevelopment. The property is being sold as a whole entity, making it an ideal purchase for an investor looking to retain the current layout and keep the tenants in situ, or for a buyer seeking to reconfigure the building into a large family home (subject to the necessary consents). This versatile property represents a rare chance to secure a high-yielding investment or a future family residence



### **Communal entrance .**

Front door to side of house, opened into the communal entrance with wall mounted metres cupboard, stairs to upper floors, communal lighting to ceiling, vinyl floor and door to the ground floor flat

### **Basement** 3.06m x 3.10m (10' x 10' 2")

10 steps leading down, solid floor, brick walls, exposed joists to ceiling, light and power outlet.

### **Internal hallway for Flat 1** 3.26x0.87 and 1.42x1.1 (in L shape)

Electric consumer unit, door to basement, original painted high skirting boards and door rock trees, high ceilings, vinyl flooring, Doors leading to:

### **Lounge** 4.65m x 3.11m (15' 3" x 10' 2") into alcove

French doors to front aspect, radiators either side, chimney breast, carpet.

### **Master bedroom** 5.62m x 3.76m (18' 5" x 12' 4") in bay and either sides of chimney breast

Square Bay window to front aspect with UPVC double glazed sash windows, radiator, chimney breast, carpet.

### **Bedroom two** 3.29m x 3.16m (10' 10" x 10' 4") into alcove

UPVC double glazed window to rear aspect, radiator, chimney breast, carpet.

### **Kitchen diner** 4.55m x 3.98m (14' 11" x 13' 1")

Window to rear aspect, chimney breast with alcove beside and open central portion, radiator, L shaped grey laminate worktops with inset single drainer stainless steel sink, white gloss floor level cupboards and drawers, white gloss eyelevel cupboards, integrated oven, integrated electric hob, filter hood over the hob, inset spotlights to ceiling, vinyl flooring, further grey laminate worktop in alcove with double cupboards at floor level and an eyelevel. Door leading to:

### **Utility room** 2.56m x 2.41m (8' 5" x 7' 11") at widest

Window and door to side aspect, grey laminate worktop with space for washing machine under, radiator, vinyl flooring, hatch to small loft, door leading to:

### **Bathroom** 2.65m x 1.77m (8' 8" x 5' 10")

Modern P shaped bath with shower over, chrome and glass shower screen, fully tiled walls in shower area, UPVC opaque double glazed window to rear, extractor fan, vanity unit within built hand wash basin, WC, radiator, fully tiled flooring with matching skirtings.

### **Back garden** 147 Sq m

Pleasant and fair sized West facing garden with side access via a wooden gate, fully enclosed with wooden shiplap fencing, concrete patio and pathway closest to the house with crazy paved pathway towards one side and edging planting areas to rear and sides with the remainder laid to lawn. Passageway to other side of house.

### **Front garden** 83 Sq m

Brick built front wall with brick columns and ornate wrought iron railings with entrance from the pavement at the Middle three steps leading up to the front garden which has a horseshoe shaped pathway with pebble covered planting areas, essential planting area with a selection of flowering shrubs, palms and other ground cover.

### **Lead up to flat 2 .**

First flight of stairs from the entrance hallway leads up to the first-floor landing which has a window to the side aspect (self-facing) personal door leading to the flat

### **Flat 2 internal hallway** 3.14m x 1.16m (10' 4" x 3' 10")

Fire door personal front door opens into the hallway with fire/security glass window to the hallway, radiator, electric consumer unit, vinyl flooring, and doors leading to:

**Flat 2 Lounge room** 5.67m x 3.79m (18' 7" x 12' 5") into alcove and at widest

Square Bay window UPVC double glazed sash type, radiator, period fireplace on chimney breast with tiled hearth, carpet.

**Flat 2 bedroom one** 4.60m x 2.82m (15' 1" x 9' 3")

UPVC double glazed window to rear aspect, chimney breast with original fireplace, radiator, and carpet.

**Flat 2, bedroom two** 3.69m x 3.16m (12' 1" x 10' 4") into alcove

Double glazed wooden French doors opening onto front balcony, radiator, chimney breast with ornate fireplace, carpet.

**Kitchen diner** 3.35m x 2.73m (11' x 8' 11")

Window to rear aspect UPVC double glazed, radiator, backseat wall mounted duo tech gas Combi Boiler, grey laminate worktop with inset single bowl stainless steel sink, built in oven under the counter, electric hob, extractor hood, tiled splashback, white gloss cupboards and drawers at floor level and matching cupboards are eyelevel, vinyl flooring, plumbing for washing machine, space for fridge freezer.

**Flat 2 bathroom** 2.39m x 1.51m (7' 10" x 4' 11")

UPVC double glazed window to rear aspect, chrome tile radiator, bath with shower mixer tap over, and fully tiled around the bath, built in vanity unit topped with a washed hand basin, WC, extractor fan, inset spotlights to ceiling, vinyl flooring.

**Access to Flat 3 .**

Two steps leading up from the first floor landing lead to the front door of flat three

**Flat 3 lobby and staircase .**

Small internal lobby with steps and handrail leading into flat three

**Flat 3 first floor landing** 2.87m x 1.80m (9' 5" x 5' 11")

Internal second floor landing with radiator, carpet, and doors to

**Flat 3 lounge room** 5.57m x 3.48m (18' 3" x 11' 5") at widest points

UPVC double glazed sash window to front aspect, character for sloping ceiling, double glazed wooden sash window to side aspect, radiator, carpet.

**Flat 3 bedroom** 3.48m x 3.45m (11' 5" x 11' 4") at widest points

UPVC sash window to front aspect on dormer window with sloping ceiling, radiator, carpet.

**Flat 3 storage room** 2.70m x 1.80m (8' 10" x 5' 11") at widest points

UPVC wooden sash window to side aspect, radiator, sloping ceiling, top of stairs takes up large proportion of floor space in this room, painted wooden flooring.

**Bathroom** 1.71m x 1.77m (5' 7" x 5' 10")

Large window UPVC double glazed to rear aspect, bath with shower over, corner of vanity unit with hand wash base, WC, partially tiled walls, chrome tile radiator, vinyl flooring,.

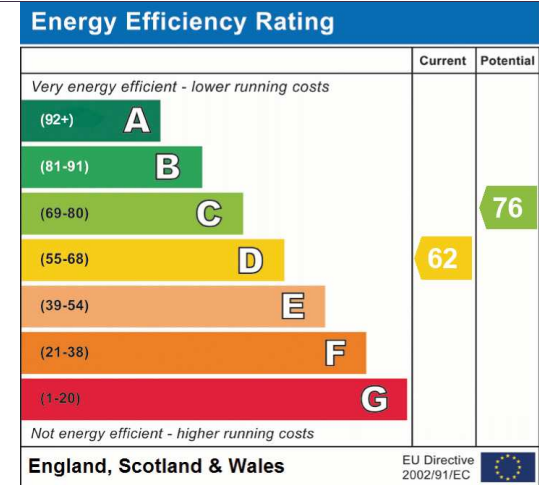
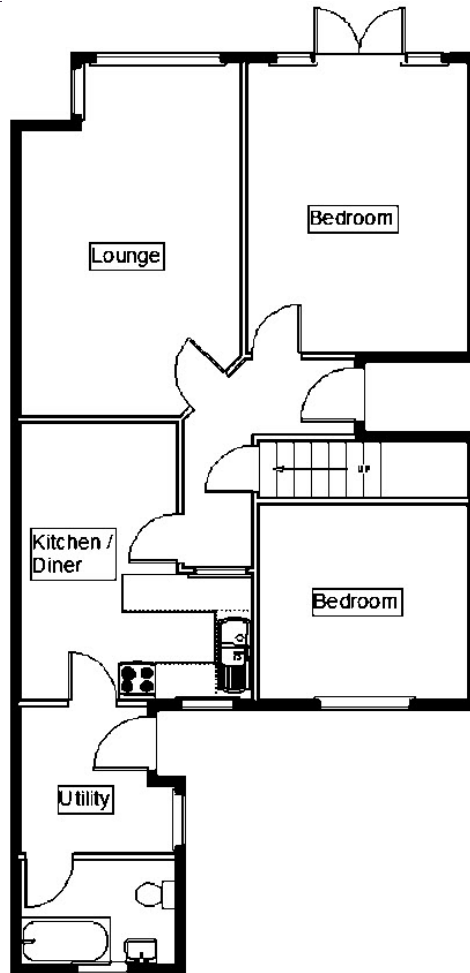
**Flat 3 kitchen** 3.61m x 2.28m (11' 10" x 7' 6") at widest points

Kitchen is effectively in two parts with UPVC double glazed window to rear aspect and small UPVC double glazed wooden window sash to side aspect, baxi wall mounted platinum Combi Boiler, door with access to built-in cupboard, wood effect laminate worktop with white gloss drawers and cupboards under and white gloss cupboards over, integrated oven, space for washing machine, inset stainless steel single drainer sink, in electric hob, space for fridge freezer, space for tumble dryer, vinyl flooring.

**Additional information**

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Address: 73 Bath Road, IP11 7JW

