



Guide price £150,000  
High Street, Walton, IP11



2

Bedrooms



1

Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |  
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**Wainwrights are pleased to present for sale one of 'Lilford Cottages' -** built in 1892, this charming two-bedroom terraced home, ideally located on High Street in the heart of Felixstowe, is just a short stroll from local shops, and transport links. Some updating is required and offers a great opportunity for a first time buyer or investors.

The ground floor comprises a living room, separate dining area, kitchen and a ground floor bathroom. Upstairs, you'll find two generously sized bedrooms.

Contact us today to arrange your viewing.

### Outside front

Open small front garden with concrete pathway leading to half glazed with decorative leaded UPVC double glazing front door

### Lounge *3.64m x 3.80m (11' 11" x 12' 6")*

UPVC double glazed window to front, hardwood windowsill, chimney breast, with built-in decorative gas fire, coving to ceiling, wooden dado rails, carpet, fully glazed wooden door leading to:

### Dining room *3.63m x 3.10m (11' 11" x 10' 2")*

UPVC double glazed window to rear, under stair cupboard, louvre style door to staircase, chimney breast, wooden dado rail, coving to ceiling, electric storage heater, carpet, fully glazed wooden door to:

### Kitchen *3.13m x 1.94m (10' 3" x 6' 4")*

Window PVC double glazed window to side aspect, galley type kitchen consisting of wood effect laminate worktops with floor level cupboards under and eyelevel cupboards over inset single drain stainless steel sink, space for gas cooker, space for washing machine, space for fridge freezer, partially tiled walls, tiled flooring, doorway to:

### Internal lobby *1.86m x 0.87m (6' 1" x 2' 10")*

Partially glazed UPVC door to side aspect, hatch to small loft, tiled flooring, door to:

### Bathroom *1.80m x 1.80m (5' 11" x 5' 11")*

UPVC double glazed window to side aspect, wall mounted boiler, three-piece bathroom suite consisting of bath, wash hand basin, WC, partially tiled walls, tiled floor, coving to ceiling.

### Staircase and first floor landing

Handrail, wood panelling to side of staircase, hatch to loft space, wall mounted electric meter and consumer unit, carpet, doors to:

### Master bedroom *3.22m x 3.62m (10' 7" x 11' 11") to front built in wardrobes*

UPVC double glazed window to front aspect, full length built-in wardrobes to one wall, carpet.

### Bedroom two *3.66m x 2.97m (12' x 9' 9")*

UPVC double glazed window to rear, built-in cupboard housing hot water cylinder, additional wooden built-in cupboard in chimney breast alcove, carpet.

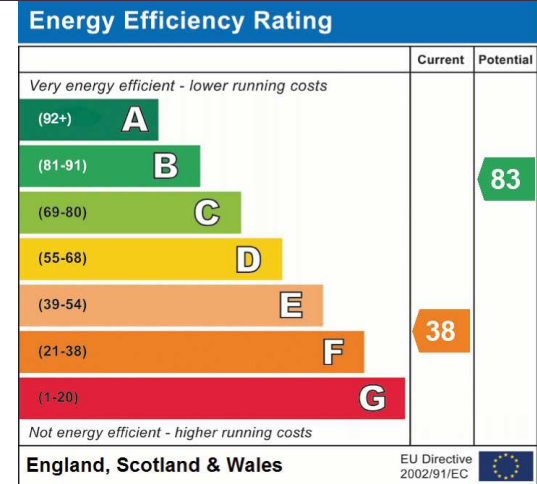
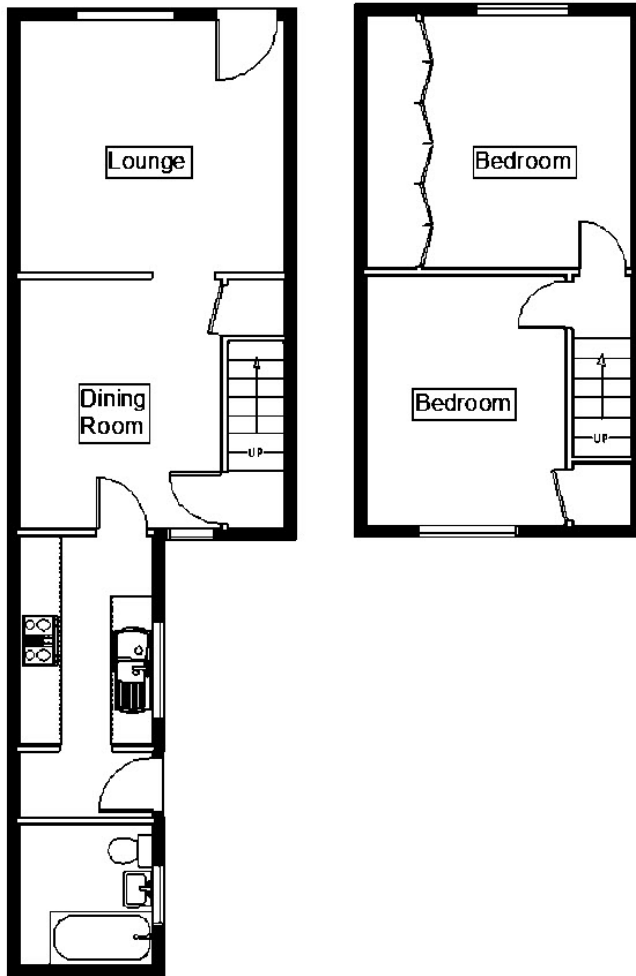
### Back garden *34 sq m*

Concrete patio outside extending to rear courtyard area with fences to side and partial brick wall to rear, small planting area to one side, wooden shed, remains of decking. The garden has a sunny aspect.

### Additonal Information

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