



Guide price £205,000  
Tacon Road, Felixstowe, IP11



3

Bedrooms



1

Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |  
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A charming three-bedroom period home, full of character and original features, including picture rails and fireplaces. The property would benefit from some updating and currently offers two spacious reception rooms, a pleasant kitchen, and a convenient downstairs cloakroom. Upstairs, there are three bedrooms and a bright family bathroom.

Outside, the property enjoys an attractive front garden and a generous, fully enclosed rear garden with patio area, lawn, and mature planting. Located in a popular residential area, just a few steps from Felixstowe's award winning beaches and within easy walking distance of the popular and vibrant Beach Street hub of boutique shops, street food and coffee shops. The property benefits from modern UPVC double glazing, gas central heating, and a pleasant and reasonably sized rear garden.

Ideal for families or first-time buyers seeking a blend of period charm and practical living.



**Outside Front**

A wooden gate opens into the front garden, which features a concrete path leading directly to the front door. The remainder of the garden is bordered with established shrubs and flowering plants, with the main section laid to gravel for low maintenance. The property benefits from a single bay window to the front and a covered porch area above the entrance.

**Entrance Hall** *4.83m x 0.90m (15' 10" x 2' 11") branching off to an additional 1.52x0.9*

Accessed via a decorative part-glazed UPVC front door, the entrance hall is fully carpeted and retains original character features including wooden skirting boards and picture rails. There is a wall-mounted radiator, stairs rising to the first floor, and doors leading to the lounge and inner corridor.

**Lounge** *4.82m x 3.66m (15' 10" x 12' ) into alcoves*

A bright and welcoming reception room featuring a UPVC double-glazed bay window to the front aspect with a deep display windowsill. The focal point is a chimney breast with a traditional tiled hearth and surround, complete with a mantelpiece. The room also includes picture rails, original skirting boards, a feature ceiling light, radiator, and carpet flooring.

**Inner Corridor** *3.00m x 0.90m (9' 10" x 2' 11")*

Vinyl flooring with a large under-stairs storage cupboard offering lighting, power, and space for an under-counter freezer. There is also a built-in storage cupboard, access to the kitchen, a half-glazed UPVC door leading to the rear garden, door to the dining room and a door to the downstairs cloakroom.

**Downstairs cloakroom**

Fitted with a WC and featuring a UPVC double-glazed window to the rear aspect and vinyl flooring.

**Dining Room** *2.80m x 2.80m (9' 2" x 9' 2") to front of built-in cupboards*

A lovely formal dining space with UPVC double-glazed French doors opening onto the rear garden. Includes a radiator, carpet flooring, ceiling light fitting, and built-in storage cupboards on either side of the chimney breast, one of these cupboards houses the gas-fired combi-boiler.

**Kitchen** *2.42m x 1.97m (7' 11" x 6' 6")*

Fitted with a range of base and eye-level cupboards and granite-effect laminate worktops with an inset stainless-steel sink and mixer tap. There is space for a cooker, under-counter fridge, and plumbing for a washing machine. Additional features include a UPVC double-glazed window to the side aspect, extractor fan, and vinyl flooring.

**Half landing**

With UPVC double-glazed windows to both the side and rear aspects and door leading to the bathroom. Two steps lead up to the first floor landing.

**Top landing**

Features include carpeted flooring, a radiator, picture rails, spindle balustrade overlooking the staircase, access hatch to the loft space, and wall-mounted electric consumer unit.

**Master Bedroom** *3.91m x 3.70m (12' 10" x 12' 2")*

A generous double bedroom with a UPVC double-glazed window to the front aspect, chimney breast with feature fireplace, original picture rails, and carpet flooring.

**Bedroom Two** *2.36m x 2.80m (7' 9" x 9' 2") at widest*

Double bedroom with UPVC double-glazed window overlooking the rear garden, carpet flooring, picture rails, and a fitted hand wash basin.

**Bedroom Three** *3.66m x 1.84m (12' x 6' )*

Single bedroom with UPVC double-glazed window to the front aspect, picture rails, and carpet flooring.

**Bathroom** *2.43m x 1.97m (8' x 6' 6")*

A bright bathroom with dual-aspect UPVC double-glazed windows. Comprises a panelled bath with Triton Delta electric shower over and glass screen, hand wash basin, WC, radiator, additional electric towel rail, and partially tiled walls.

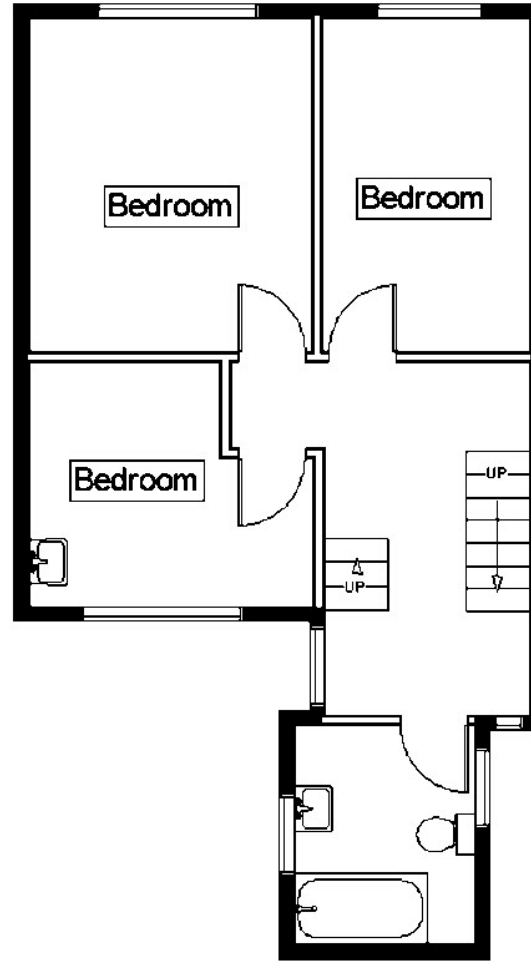
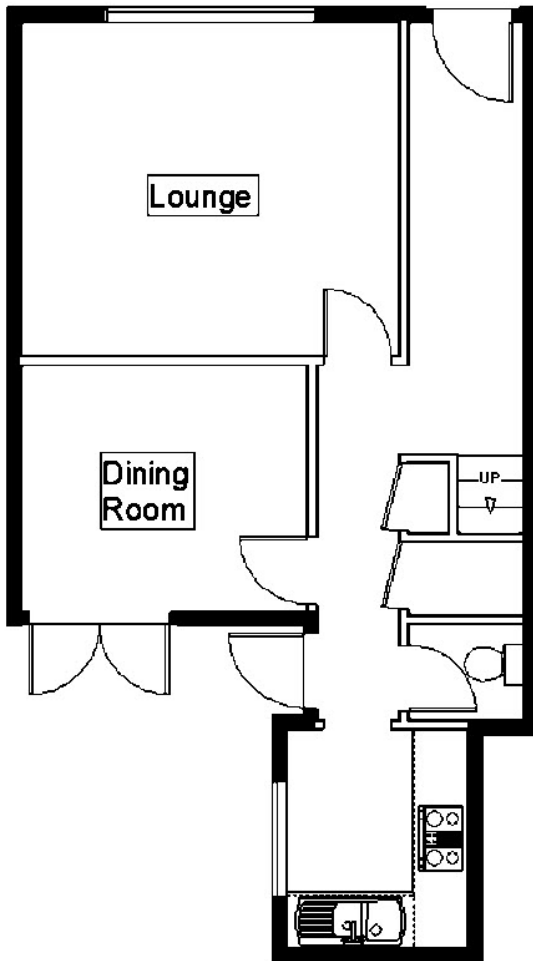
**Back garden**

A fully enclosed rear garden enjoying an easterly aspect, with wooden panel fencing to one side and a block-built wall to the other. A wooden gate provides rear access. The garden features well-stocked planting borders with established shrubs and hedging, a concrete pathway running the length of the garden, a wooden storage shed at the far end, and a hardstanding patio area directly outside the French doors from the dining room. The remainder is mainly laid to lawn.

**Additional Information**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	57	
(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

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