



£205,000

Maidstone Road, Felixstowe, IP11



3

Bedrooms

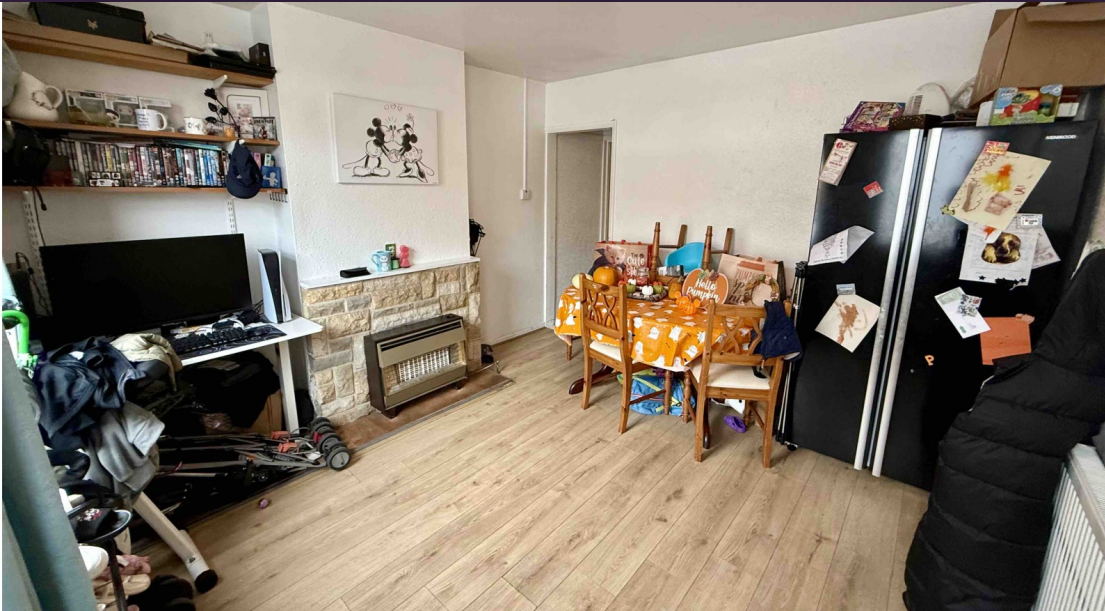


1

Bathroom

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

01394 275276



Wainwrights presents this charming three-bedroom mid-terrace home, ideal for first time buyers or investors. The property features two reception rooms, a fitted kitchen, and a ground-floor bathroom. Upstairs are three bedrooms. Outside, there are low-maintenance front and rear gardens with patio, lawn, and gated access.

Front garden

The property is set back from the pavement behind attractive painted metal railings. A concrete pathway leads directly to the front door, with two small steps up to the entrance. The front garden includes a gravelled area with established planting and a hedge boundary providing separation from the neighbouring property.

Reception Room One / Dining Room *3.70m x 3.50m (12' 2" x 11' 6")*

A welcoming front reception room accessed via a half-glazed UPVC front door with obscure glass. Features include an aluminium double-glazed window to the front aspect with hardwood surround, chimney breast with feature fireplace, wood-effect laminate flooring, radiator, and doorway leading to the internal hallway.

Lounge / Reception Two

A spacious second reception room with UPVC double-glazed window to the rear aspect, chimney breast, radiator, and carpet flooring – ideal as a family lounge or secondary dining area.

Kitchen *3.04m x 2.20m (10' x 7' 3")*

Fitted with marble-effect laminate worktops and matching base and wall units, with an inset 1½ bowl stainless steel sink and mixer tap. Space and plumbing for a washing machine and cooker. Finished with tile-effect vinyl flooring, ceiling coving, strip lighting, and wall-mounted Baxi Platinum gas combi boiler. UPVC double-glazed window to the side aspect and a fully glazed opaque aluminium double-glazed door opening to the rear garden. Doorway to the bathroom.

Bathroom *2.10m x 2.10m (6' 11" x 6' 11")*

Modern bathroom featuring a panel bath with thermostatic shower over and glass screen, vanity unit with inset hand basin and storage beneath, and WC. Chrome towel radiator, extractor fan, recessed ceiling spotlights, part-tiled walls, tile-effect vinyl flooring, and UPVC double-glazed opaque window to the rear aspect.

Internal lobby and staircase

Carpeted internal hallway with under-stairs storage cupboard, radiator, and aluminium double-glazed window to the rear aspect. Stairs rise to the first-floor landing.

First Floor Hallway *4.60m x 0.70m (15' 1" x 2' 4")*

Carpeted landing with hatch to loft space. A small step leads to the master bedroom and another to the corridor accessing bedrooms two and three.

Master Bedroom *3.68m x 3.50m (12' 1" x 11' 6") into alcoves*

A generous double bedroom with UPVC double-glazed window to the front aspect, radiator, built-in storage cupboard, chimney breast, and carpet flooring.

Bedroom Two *2.37m x 2.60m (7' 9" x 8' 6") into alcoves*

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

Bedroom Three *3.00m x 2.14m (9' 10" x 7')*

A bright third bedroom with UPVC double-glazed window to the rear aspect, radiator, and carpet flooring.

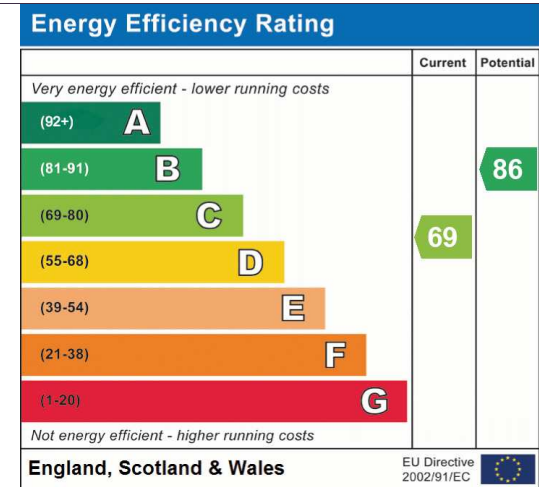
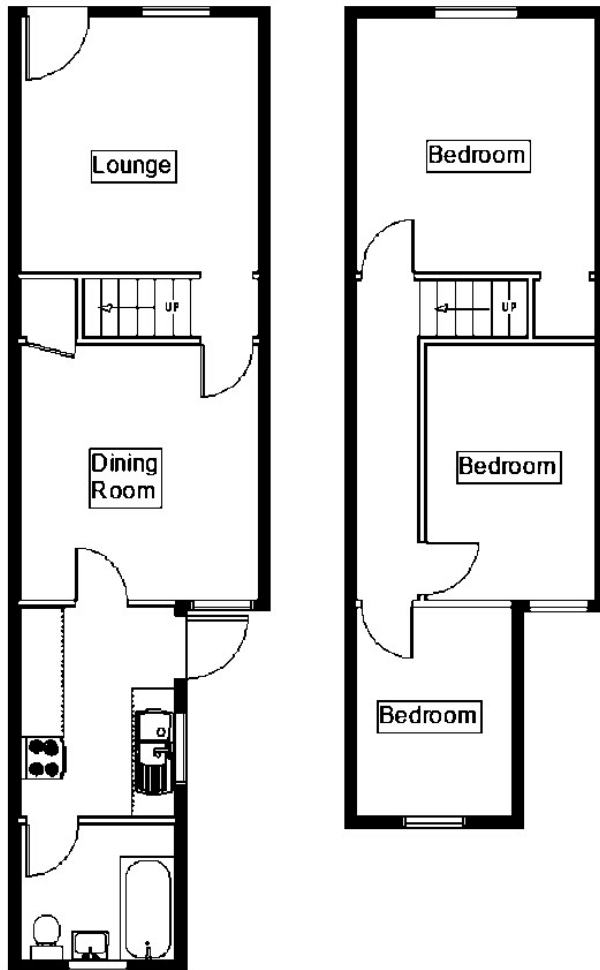
Back Garden *8.40m x 3.10m (27' 7" x 10' 2")*

A fully enclosed rear garden with concrete posts and timber panel fencing. The garden includes a paved pathway leading from the kitchen to a block-paved patio area, followed by a central lawn and additional paved space to the rear. A timber shed provides storage, and a wooden gate offers access to a rear pedestrian walkway.

Additional Information

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 - £1,717.57



Address: 117 Maidstone Road, IP11

