



Guide price £250,000
Holland Road, Felixstowe, IP11

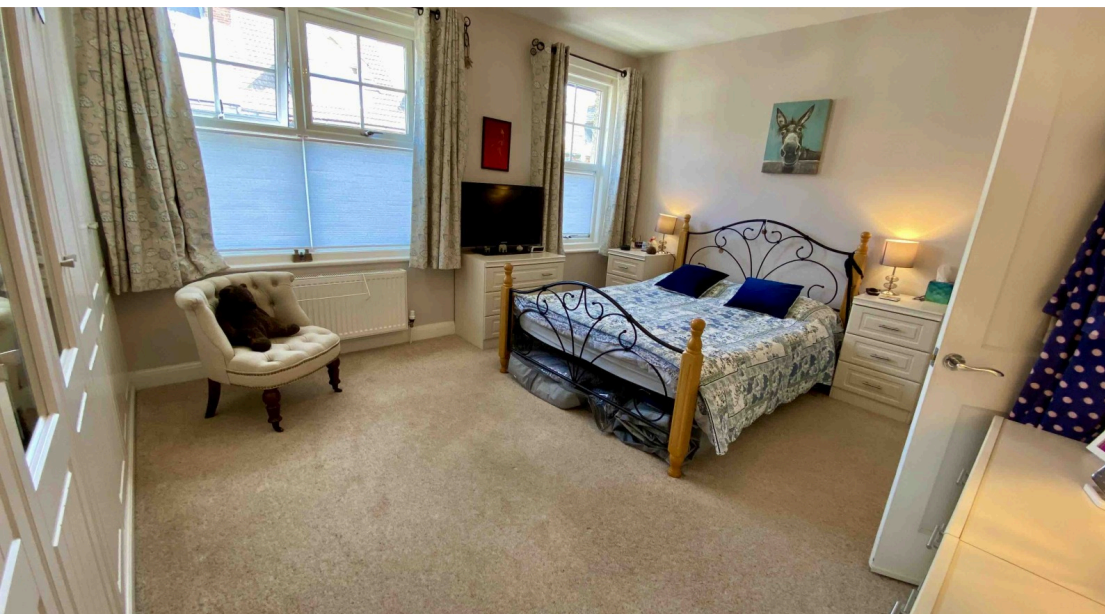


 **3**
Bedrooms

 **1**
Bathroom

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

01394 275276



Wainwrights presents this spacious three-bedroom terraced home on the ever-popular Holland Road, offering generous living space, character features, and a sunny, low-maintenance garden. Inside, the 27ft through lounge boasts a bay window, feature fireplace with solid woodburning stove, and built-in shelving, while the impressive 22ft kitchen/diner features integrated appliances, stripped floorboards, and bi-fold doors opening directly onto the garden. Upstairs, the master bedroom benefits from built-in wardrobes, with two further good-sized bedrooms and a four-piece family bathroom completing the accommodation.

Further highlights include gas central heating via a Vaillant combi boiler, UPVC double glazing throughout, and excellent access to the beach, town centre, local shops, schools, and transport links. A well-presented, move-in ready home in a sought-after location—early viewing highly recommended.

Entrance Hallway 6.98m x 1.70m (22' 11" x 5' 7") at widest

UPVC part-patterned, part-glazed front door opening to hallway with stairs rising to the first floor. Radiator, wood-effect laminate flooring, understairs storage cupboard, doors leading to ground floor accommodation.

Through lounge 8.22m x 3.08m (27' x 10' 1") into alcoves and into bay

UPVC double-glazed bay window to front aspect, UPVC double-glazed window to rear aspect, feature fireplace with oak mantel beam, solid woodburning stove with stone hearth and flue, built-in alcove shelving, two radiators. Room divided by walk-through archway, carpet flooring, glass-panelled timber door to hallway, coving to ceiling.

Kitchen/Diner 6.76m x 3.02m (22' 2" x 9' 11")

UPVC double-glazed window to the side aspect, decorative glass leaded UPVC double-glazed window to the rear, and triple bi-fold double-glazed timber doors opening to the rear garden. The room features a radiator, stripped original floorboards, and wood-effect laminate worktops with matching white gloss wall and base units, plus drawers. Fittings include a large inset single drainer sink with mixer tap, integrated double oven, integrated four-burner gas hob with extractor hood, integrated fridge/freezer, integrated dishwasher, and space with plumbing for a washing machine and tumble dryer. A cupboard houses the Vaillant gas combi boiler.

First Floor Landing 7.09m x 1.70m (23' 3" x 5' 7")

Hatch to fully insulated loft space, built-in storage cupboard, carpet flooring, cupboard housing the electrical consumer unit and meter. Doors leading to:

Master bedroom 3.95m x 3.68m (13' x 12' 1")

Two UPVC double-glazed windows to front aspect, radiator, built-in wardrobes spanning an entire wall, hand wash basin with tiled splashback and vanity unit beneath.

Bedroom Two 3.62m x 3.08m (11' 11" x 10' 1")

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

Bedroom Three 3.25m x 3.04m (10' 8" x 10')

UPVC double-glazed window to rear aspect, radiator, carpet flooring.

Bathroom 3.15m x 2.01m (10' 4" x 6' 7") at widest

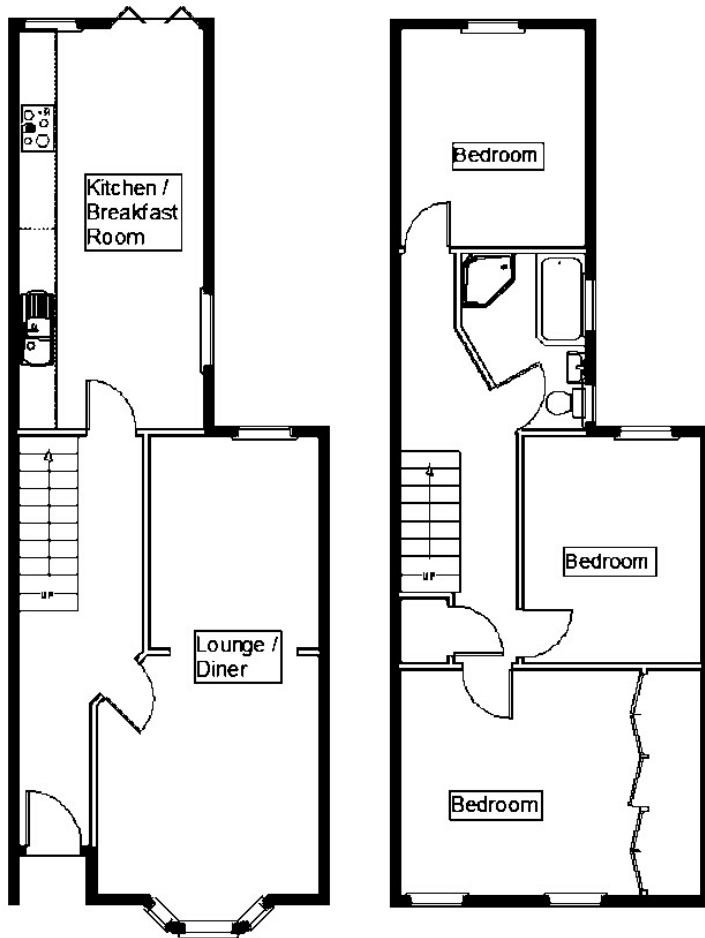
Two UPVC double-glazed windows to the side aspect, chrome towel radiator, and a four-piece suite comprising a bath with mixer tap, quadrant shower with sliding glass doors, aqua-panel walls and Bristan electric power shower, hand wash basin set within a vanity unit, and WC. The room has partially tiled walls and wood-effect vinyl flooring.


Back garden 5.00m x 5.00m (16' 5" x 16' 5")

Fully enclosed rear garden with wood panel fencing and a wooden gate giving access to the rear alleyway and road. The majority of the garden is paved, with a raised planting bed in one corner featuring established flowering shrubs, and a gravel border along the fence line. The garden enjoys excellent sunlight throughout the day and is accessed via double-glazed timber bi-fold doors from the kitchen/diner.

Additional Information

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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