



Guide price £159,950
Ashground Close, Trimley St Martin, IP11



1

Bedroom



1

Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
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Wainwrights are pleased to present this one-bedroom end of terrace house, offered with no onward chain, and situated in a quiet cul-de-sac within Ashround Close, Trimley St Martin. The property offers bright and airy accommodation including a modern lounge/diner, fitted kitchen, double bedroom with built-in storage, and a contemporary bathroom.

Outside benefits include front and side gardens, a private driveway and brick-built garage, plus an additional enclosed garden providing a pleasant outdoor space.

Ideally located close to major road links, countryside walks and within easy reach of Felixstowe town centre & Trimley train station, this property is perfect for first-time buyers, or investors seeking a property that is both pleasant and practical, with no onward chain.

Outside front

The property is approached via a wooden picket fence and gate leading to a front garden with a concrete pathway to the front door. There is a paved patio area to one side of the path and a planted area with shrubs to the other. The garden continues around to the side of the house, enclosed by picket fencing, with a small paved area and a lawn with several decorative shrubs. Directly opposite the property is a private driveway providing parking for one vehicle, leading to a brick-built garage. Beside the garage is a gated pathway leading to an additional private garden area and a shared open parking area used by residents. A brick-built external cupboard, adjacent to the front door, houses the Worcester Bosch gas combi boiler, electrical consumer unit, and gas/electric smart meters.

Lounge / Diner *4.15m x 4.77m (13' 7" x 15' 8") at widest points*

UPVC double glazed entrance door opening into a bright dual-aspect lounge/diner with windows to the front and side. Features include a radiator, internet/telephone points, wall-mounted heating thermostat, and stairs leading to the first floor. Finished with grey wood-effect laminate flooring. Doorway to kitchen.

Kitchen *1.79m x 1.99m (5' 10" x 6' 6")*

Fitted with matching base and eye-level units, wood-effect laminate worktops, and a stainless steel single bowl sink with mixer tap. Space for cooker, washing machine, and fridge/freezer. UPVC double glazed window to front aspect, spotlights to ceiling, and continuation of grey wood-effect laminate flooring from the lounge/diner.

First Floor Landing

Carpeted stairs with wooden handrails to both sides lead to the first floor landing, with doors to the bedroom and bathroom.

Bedroom *4.17m x 2.47m (13' 8" x 8' 1")*

A bright dual-aspect double bedroom with UPVC double glazed windows to the front and side. Built-in double wardrobe with hanging rail and shelving, additional built-in storage cupboard, radiator, ceiling spotlight fitting, and access to loft space.

Bathroom *2.20m x 1.81m (7' 3" x 5' 11")*

Fitted with a panelled bath with shower mixer tap and glass screen, wash basin, and WC. Fully tiled walls and tiled flooring, opaque UPVC double glazed window to front aspect, radiator, and ceiling extractor fan.

Garage *5.06m x 2.42m (16' 7" x 7' 11") at narrowest internally*

Brick-built single garage with tiled pitched roof, up-and-over door to front, lighting and power connected, storage space in roof void, air bricks for ventilation, and concrete floor (partially carpeted to rear section).

Additional Garden *4.22m x 6.00m (13' 10" x 19' 8")*

A separate south-facing garden area enclosed by brick wall, picket fencing, and wooden panel fencing. Mainly laid to lawn with a small paved area and a planting border.

Communal parking area

Hardstanding area providing additional shared parking for residents (approximately eight vehicles). Rights of use to be confirmed by title deeds.

Additional Information

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to verify the legal title of the property and the buyers must obtain verification from their solicitor. Council tax band A - £1,446.09



Approx: 40 Sq Metres total Floor Area

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	81
(55-68) D		
(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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