



Guide price £210,000
Wesel Avenue, Felixstowe, IP11

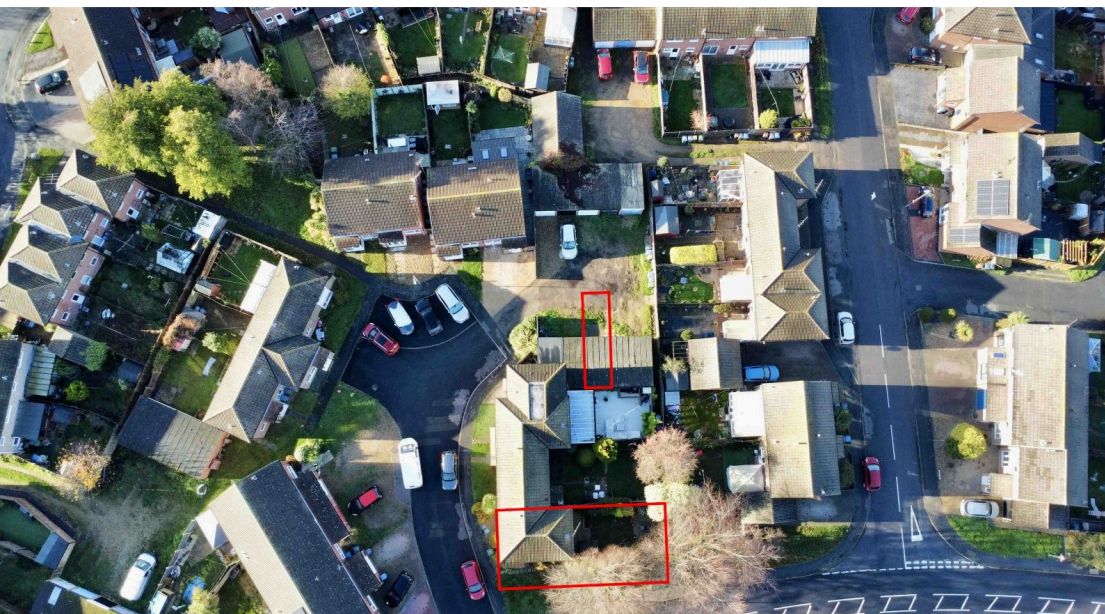


 **2**
Bedrooms

 **1**
Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
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Wainwrights presents this well-proportioned two-bedroom end-terraced home on Wesel Avenue, ideally located close to shops, bus links, the A14 and Felixstowe's award-winning beaches. Offering a bright lounge with bay window, spacious kitchen/diner, two good-sized bedrooms and a modern bathroom, the property also benefits from an enclosed rear garden with patio and lawn, convenient side access and a garage in a nearby block. Perfect for first-time buyers, downsizers or investors seeking a well-located and neatly presented home.

Outside front *5.00m x 17.00m (16' 5" x 55' 9")*

Mainly laid to gravel with established shrubs and hedging. Paved pathway leading to the front door and side gate. Additional planting area and grassed area to the side.

Entrance porch

UPVC partially glazed front door opening into a bright entrance porch with cupboard housing the electric and gas smart meters, marble-effect vinyl flooring and feature wall light. A half-glazed solid wood door leads into the lounge.

Lounge *4.20m x 3.40m (13' 9" x 11' 2")*

Front aspect square bay UPVC double-glazed window, radiator, wall-mounted gas fire (not tested), stairs to the first floor, carpet, coving, feature ceiling light and fully glazed solid wood French doors opening into the kitchen/diner.

Kitchen / Diner *4.17m x 2.90m (13' 8" x 9' 6")*

Rear aspect UPVC window and partially glazed door to the garden. Radiator and coving. Dining area has wood-effect laminate flooring; kitchen area features ceramic floor tiles. Fitted with marble-effect laminate worktops, shaker-style base and wall units, inset composite sink, space for cooker with hood, space for fridge/freezer, washing machine and tumble dryer. Part-tiled walls.

First floor landing

Radiator, carpet and airing cupboard housing the Viessmann gas combi boiler. Doors to all rooms.

Master bedroom *3.67m x 2.93m (12' x 9' 7") to front of wardrobes times and into Bay*

Front aspect UPVC double-glazed square bay window, radiator, carpet and full-height built-in wardrobes with sliding doors.

Bedroom two *2.91m x 2.48m (9' 7" x 8' 2") at widest*

Rear aspect UPVC double-glazed window, radiator, carpet and loft hatch.

Bathroom *1.98m x 1.60m (6' 6" x 5' 3")*

Rear aspect obscured UPVC window. White suite comprising bath with thermostatically controlled mixer shower and riser plus separate taps, glass shower screen, wash basin and WC. Fully tiled walls, wood-effect laminate flooring and towel radiator.

Back garden *10.50m x 5.80m (34' 5" x 19')*

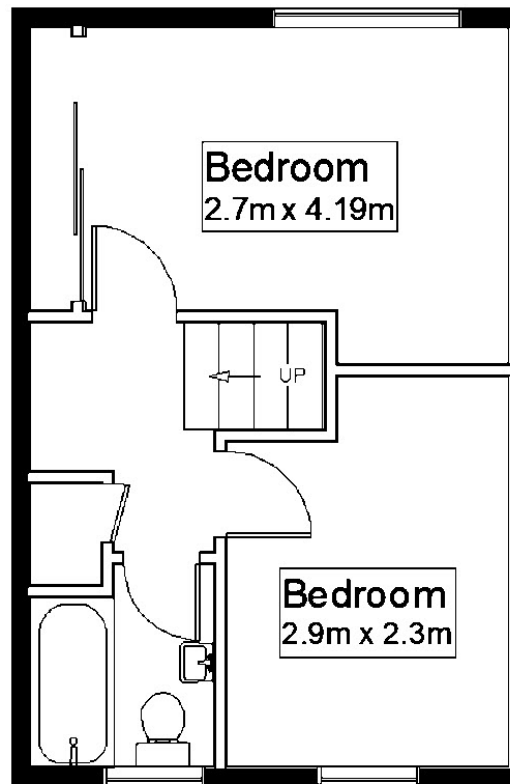
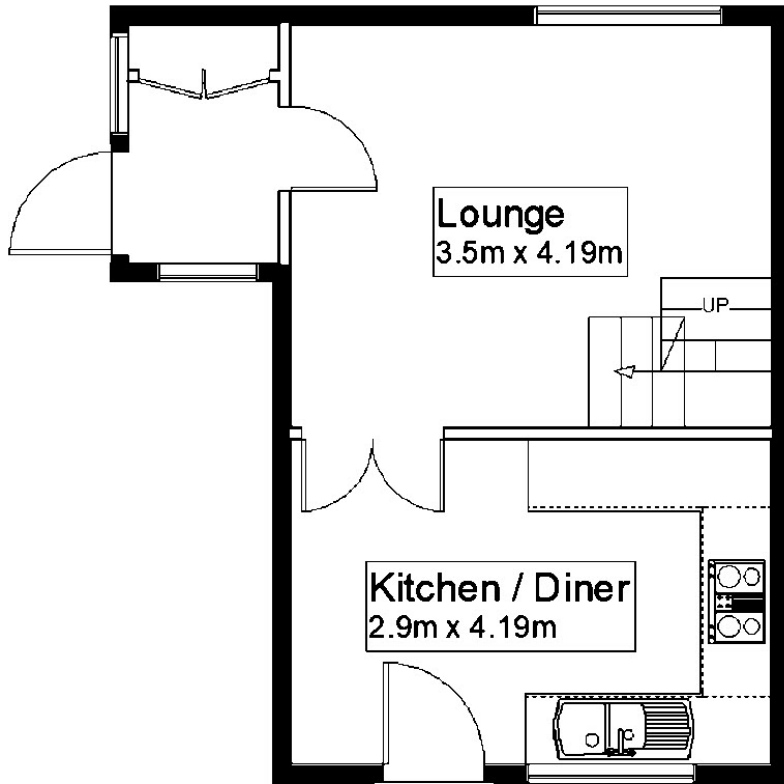
Fully enclosed with a combination of wooden panel fencing, wooden posts and concrete posts. Paved patio area with timber shed, central lawn with planted borders featuring mature shrubs and flowering plants, and further gravelled area with decorative block-bordered beds. Side gate providing pedestrian access to the front.


Garage *5.23m x 2.28m (17' 2" x 7' 6")*

Located in a block of five, just two houses along the road. Up-and-over door, corrugated roof, concrete floor and space to park a vehicle in front.

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	71	79
(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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