



£242,500

Runnacles Way, Felixstowe, IP11



 **2**
Bedrooms

 **1**
Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
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Wainwrights are pleased to offer for sale this two-bedroom semi-detached house, ideal for first-time buyers or buy-to-let investors. The property features a spacious living/dining room, plus a conservatory, a modern kitchen and bathroom, two double bedrooms, and an adjoining garage with potential to extend (subject to planning). Viewing recommended.

Entrance Hall

UPVC front entrance door, door to lounge/diner, radiator, wood effect laminate flooring, stairs rising to first floor.

Lounge/diner *6.43m x 3.23m (21' 1" x 10' 7") narrowing to 2.16m (7'8")*

Wood effect laminate flooring carries through from the entrance hallway, UPVC double glazed window to front aspect, UPVC double glazed French doors to rear conservatory, understair storage cupboard, radiator, coving to ceiling, doorway to kitchen.

Kitchen *2.78m x 1.91m (9' 1" x 6' 3")*

UPVC double glazed window to rear aspect, wall mounted Glo-worm gas boiler, ceramic tiled flooring, coving to ceiling, marble effect laminate work top with floor level shaker style cupboards and drawers and matching eyelevel cupboards, integrated fridge, space for five burner freestanding gas cooker with double oven underneath and matching stainless steel cooker hood above, partially tiled walls, black inset composite one and a half bowl sink with stainless steel mixer tap.

Conservatory *3.21m x 3.25m (10' 6" x 10' 8")*

Wood effect laminate flooring, radiator, low brick wall topped with wood effect laminate windowsills and fully glazed with UPVC double glazed windows to 3 sides and French style doors to rear, perspex roof.

Top landing

Coving to ceiling, carpet, doors to all first floor rooms

Master bedroom *3.48m x 3.20m (11' 5" x 10' 6")*

UPVC double glazed window to front aspect, radiator, recessed cupboard over the stairway containing the hot water cylinder and associated plumbing, additional large recessed wardrobe with floor to ceiling mirrored glass sliding doors, coving to ceiling, carpet.

Bedroom two *2.89m x 2.27m (9' 6" x 7' 5")*

UPVC double glazed window to rear aspect, coving to ceiling, radiator, carpet, hatch to loft space.

Bathroom *1.67m x 1.81m (5' 6" x 5' 11")*

Opaque UPVC double glazed window to rear aspect, bath with shower over and chrome and glass shower screen, hand wash basin, WC, radiator, wood effect vinyl flooring, coving to ceiling.

Back garden

Fully enclosed with wooden panel fencing and UPVC door to garage. Measuring just over 30 feet and with a north-westerly aspect. Planting areas to both sides of the garden and the rear of the garden which are covered with decorative slate and contain several shrubs as well as as a large succulent. The remainder of the garden is paved and there is a wooden shed to the bottom corner.

Garage *6.46m x 2.49m (21' 2" x 8' 2")*

Electric garage door to the front of the garage with additional pedestrian access door to the rear, providing access to the garden. The garage is fitted with lighting and electrics and contains the gas meter and electric meter. There is also a water tap and plumbing for a washing machine, the garage is attached to the house and has a pitched tiled roof.

Outside front

The Property is set off the main road with a shared driveway leading up to the private driveway and front garden. The block paved driveway to the front side of the property leads to the garage and provides ample parking space for a large vehicle. The front garden is mostly laid to lawn with a mature tree to the centre of that lawn and there is a concrete pathway leading from the driveway to the front door and also across the front of the property from the private driveway and a small planting

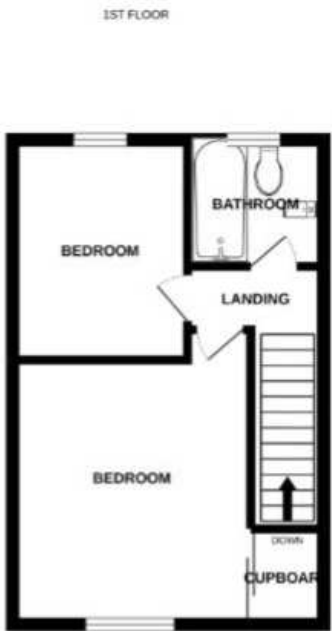
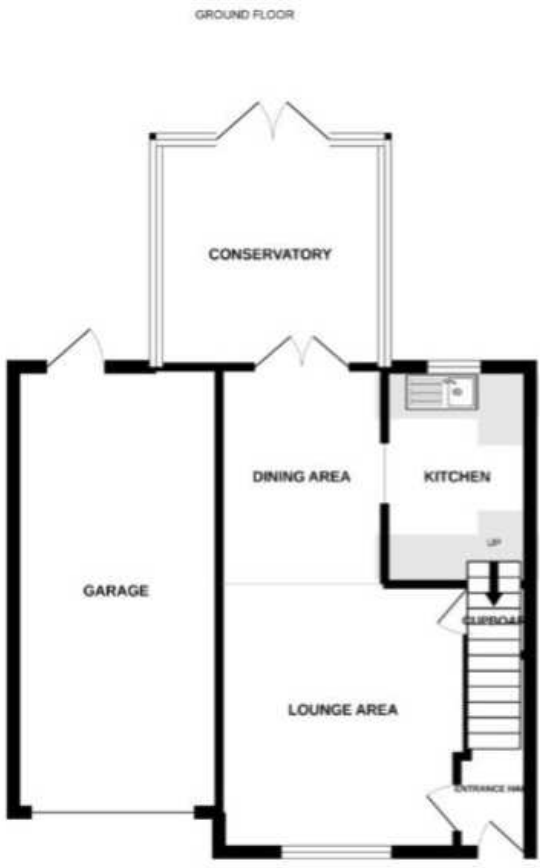
area. There is an open porch above the front door which is pitched and tiled.


Agents notes

The Property is semi detached with the garage attached to the side and provides scope for extending into the garage and possibly extending upwards over the garage - subject to planning permission. The facias are of low maintenance UPVC.

Additional Information

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	69	
(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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