



CharlesWright

PROPERTIES

Selling Properties the Wright Way



171 Maidstone Road

Felixstowe, IP11 9EQ

Guide price £185,000



171 Maidstone Road

Felixstowe, IP11 9EQ

Guide price £185,000



Description

A well presented two bedroomed terraced house situated to the west of Felixstowe and walking distance to the schools. The property benefits from double glazing and gas central heating and has two bedrooms and first floor bedroom all accessed off the landing.

Location

The property is situated in a convenient position, within walking distance of Felix Primary school, Felixstowe secondary school, local shops and amenities. It is also a short drive to the Town centre, the docks and the A14 commuter link. Felixstowe is a busy container port which is a large factor to the thriving seaside town and offers numerous amenities including an excellent golf club, a leisure centre and sailing facilities from Felixstowe Ferry. There is also foot ferries to the Bawdsey Peninsular and also to the Shotley peninsular and Harwich in Essex. Shopping is available from the town centre and also a train to Ipswich.

Entrance Hall

10'5 x 2'11 (3.18m x 0.89m)

One radiator.

Sitting Room

10'2" x 9'6" (3.10m x 2.90m)

Double glazed window to front.

Dining Room

12'8 x 10 (3.86m x 3.05m)

Double glazed window to rear and stair flight to first floor with understairs cupboard and doorway to Kitchen.

Kitchen/diner

13'3 x 6'6 (4.04m x 1.98m)

Double glazed windows to front and side, double glazed door to garden. Comprehensively fitted modern units incorporating stainless steel sink unit and single drainer with cupboards under, further work surfaces with cupboards and drawers under. Plumbing for the dishwasher, wall mounted gas fired boiler and eye level cupboards and radiator.

Landing

One radiator

Bedroom One

12'9 x 10'2 (3.89m x 3.10m)

Double glazed window to front, built in cupboard and radiator.

Bedroom Two

10'2" x 9'8" (3.10m x 2.95m)

Double glazed window to rear, built in cupboard and radiator

Bathroom

8 x 6'6 (2.44m x 1.98m)

Double glazed window to rear, low level wc, pedestal wash hand basin and panelled bath with an electric shower over, partly tiled walls and chrome heated towel rail.

Outside and Gardens

A small front garden recessed from the footpath. The rear garden is of good size with a lawned garden with flower and shrub borders and a vegetable garden to the rear enclosed by panel and wrought iron fencing.

Agents notes.

Services: We understand that mains drainage, electricity, gas and water are all connected to the property.

Tenure: Freehold

Council Tax: Band A,

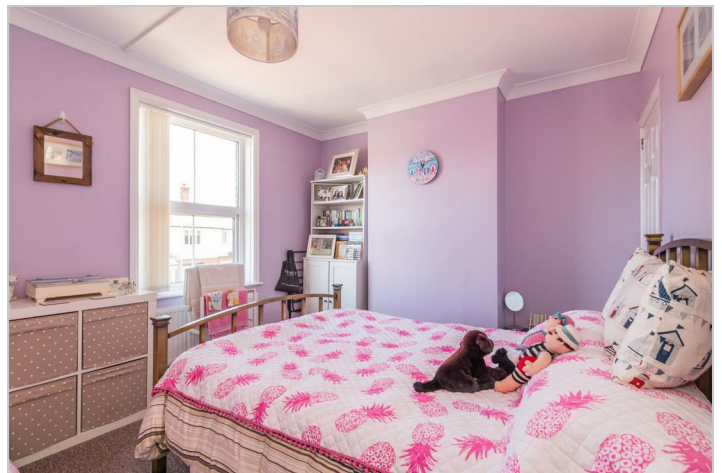
Local Authority: East Suffolk.

EPC Rating: C

Agents Notes

The property is currently let to a long term tenant who has maintained the property very

well. The tenant is on a two month termination period.



Road Map



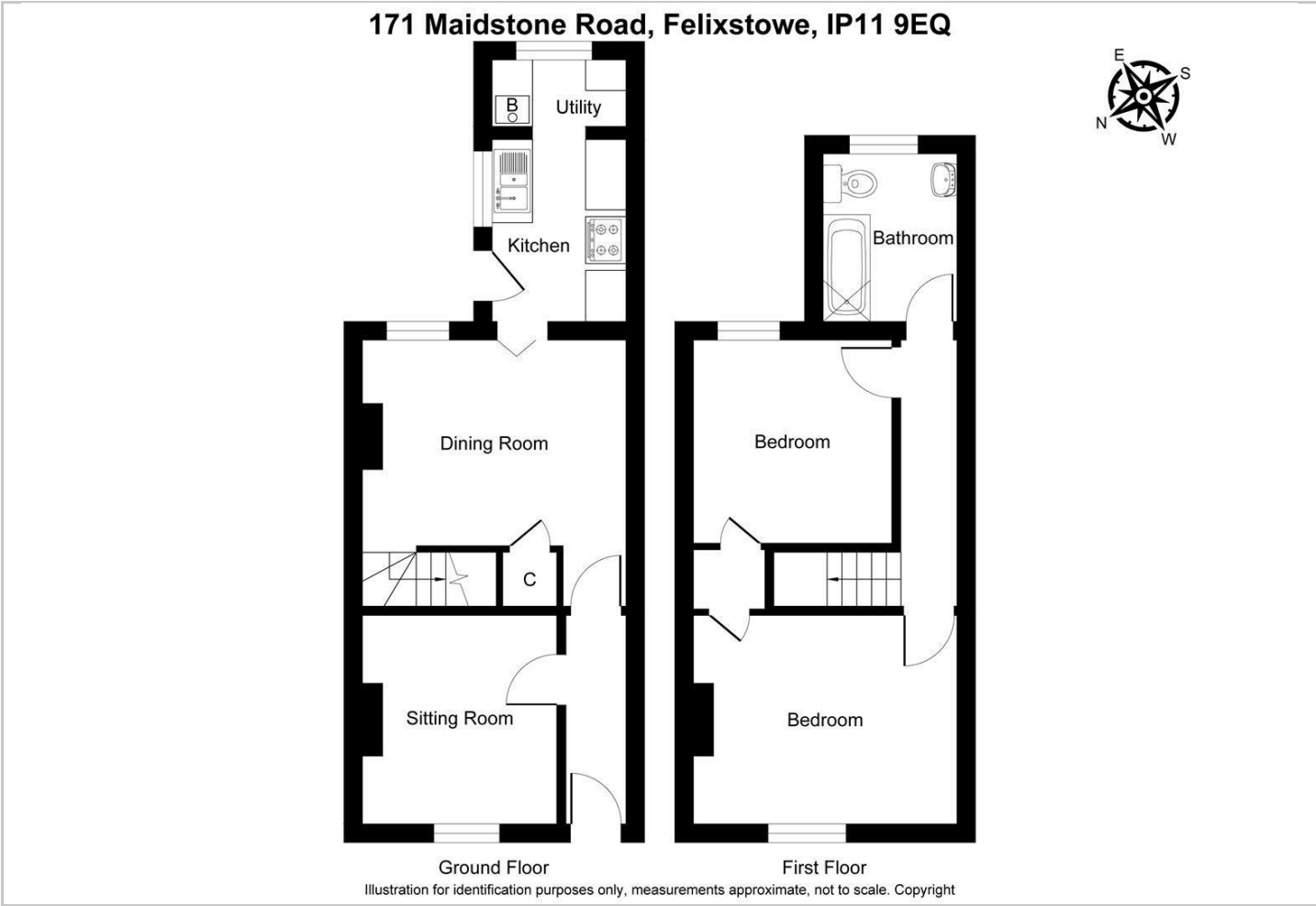
Hybrid Map



Terrain Map



Floor Plan

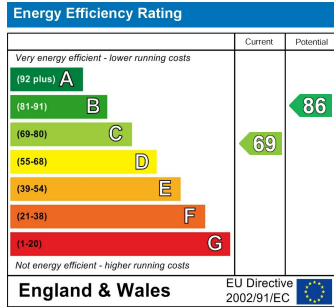


Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



2 QUAYPOINT, STATION ROAD, WOODBRIDGE, SUFFOLK IP12 4AL
Tel: 01394 446483
Email: cwp@charleswrightproperties.co.uk