



Hamilton Road | | Felixstowe | IP11 7DS

Guide Price £250,000

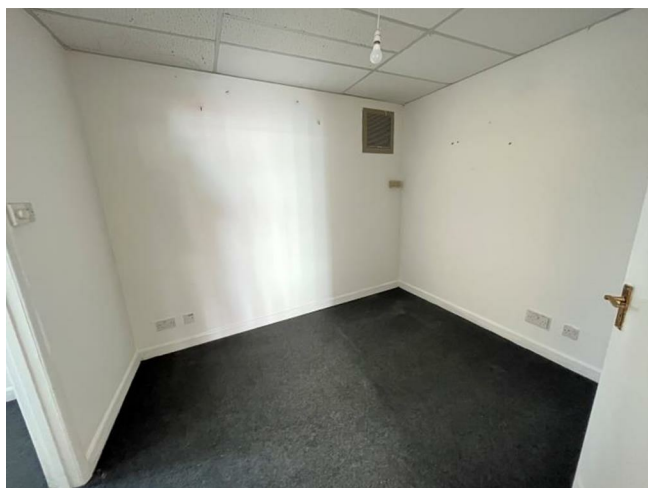
NICHOLAS
ESTATES

Key features

- Town Centre Location
- Ground Floor Shop & Two Storey Maisonette
- Excellent Investment Opportunity
- Recently Redecorated
- Roof Terrace Area

Description

A exciting opportunity to acquire a ground floor commercial unit with a two bedroom maisonette over, ideally situated in a town centre location. The commercial unit offers main shop floor with a office/store room and w.c.



Directions



A exciting opportunity to acquire a ground floor commercial unit with a two bedroom maisonette over, ideally situated in a town centre location. The commercial unit offers main shop floor with a office/store room and w.c. The maisonette comprises, grou



Floor plans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropack 2020.

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

Council Tax Band A EPC Rating

NICHOLAS

ESTATES

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