SB
Scott Beckett
Estate Agents

117 High Road, Trimley St. Mary, Felixstowe, IP11 0TR

£285,000 FREEHOLD

Offered for sale with no onward chain and in need of general modernisation and improvement is this well proportioned modern detached house built in the 1970s of traditional brick cavity wall construction beneath a pitched tiled roof.

The accommodation briefly comprises entrance porch, lounge, dining room, kitchen, three bedrooms and first floor bathroom.

Interested applicants are advised to note that in our opinion the property offers considerable scope and potential to any purchaser, however there are benefits including UPVC sealed unit double glazed windows and gas fired central heating via radiators with a modern combination boiler.

The property is situated in the Village of Trimley St Mary in an established non estate location convenient for Trimley St Mary Primary School and nearby bus services enabling regular access to the County Town of Ipswich and the Coastal Town of Felixstowe with a variety of local and national high street stores available.

UPVC SEALED UNIT DOUBLE GLAZED ENTRANCE DOOR
Opening to :-

ENTRANCE PORCH
Part glazed door opening to :-

ENTRANCE HALLWAY
Staircase leading to the first floor with cupboard below, radiator.

LOUNGE 21' 2 " x 11'6" max reducing to 10' 10" (6.45m x 3.3m)
Two radiator, UPVC sealed unit double glazed windows to the front, side and rear aspect, throughway to :-

DINING AREA 8' 8" x 8' reducing to 6' 6" (2.64m x 1.98m)
Radiator, UPVC sealed unit double glazed sliding patio doors opening to the rear garden.

KITCHEN 12' 6" plus recess x 9' 2" (3.81m x 2.79m)
Re-fitment required, stainless steel double drainer sink unit with cupboards below further base cupboards and drawers, work surfaces over, tiled splashback, wall mounted Worcester combination gas fired boiler, radiator, built in double door cupboard, built in pantry, serving hatch to the dining room, space and plumbing for automatic washing machine, UPVC sealed unit double glazed door to the side aspect, UPVC sealed unit double glazed window to the rear aspect.

FIRST FLOOR LANDING
Access to the loft space, built in linen cupboard with pine slatted shelves, UPVC sealed unit double glazed window to the front aspect.

BEDROOM ONE 15' 3" x 11' 2" (4.65m x 3.4m)
Radiator, UPVC sealed unit double glazed windows to the front and rear aspect.

BEDROOM TWO 8' 8" x 8' 10" (2.64m x 2.69m)
Radiator, UPVC sealed unit double glazed window to the rear aspect.

BEDROOM THREE 9' 2 " x 6' 6" (2.79m x 1.98m)
Radiator, UPVC sealed unit double glazed window to the rear aspect.

BATHROOM
White suite comprising panel bath, pedestal wash hand basin, low level WC, part tiled walls, radiator, UPVC sealed unit double glazed window to the side aspect.

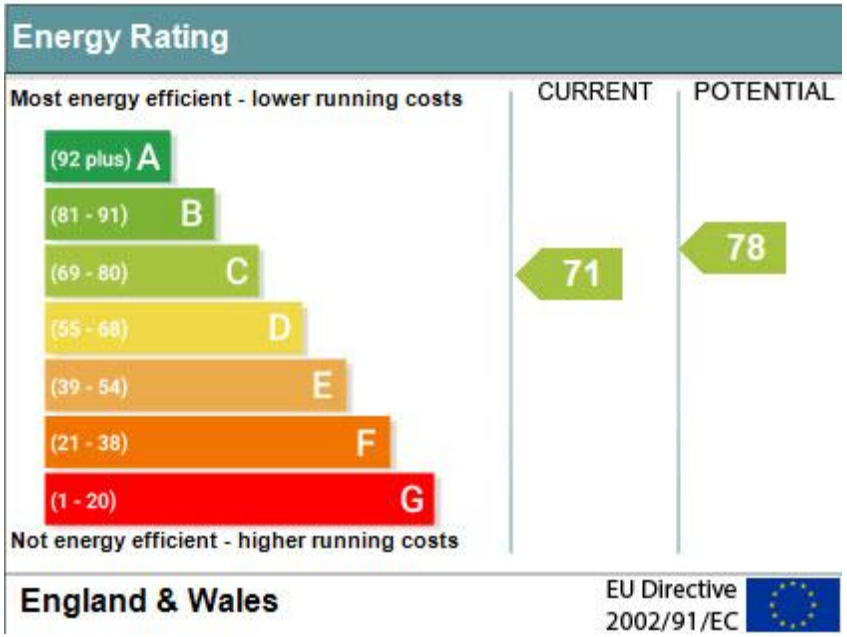
OUTSIDE
The property is recessed from the road with an open plan garden laid to lawn with adjacent concrete driveway enabling off street parking and allowing access to :-

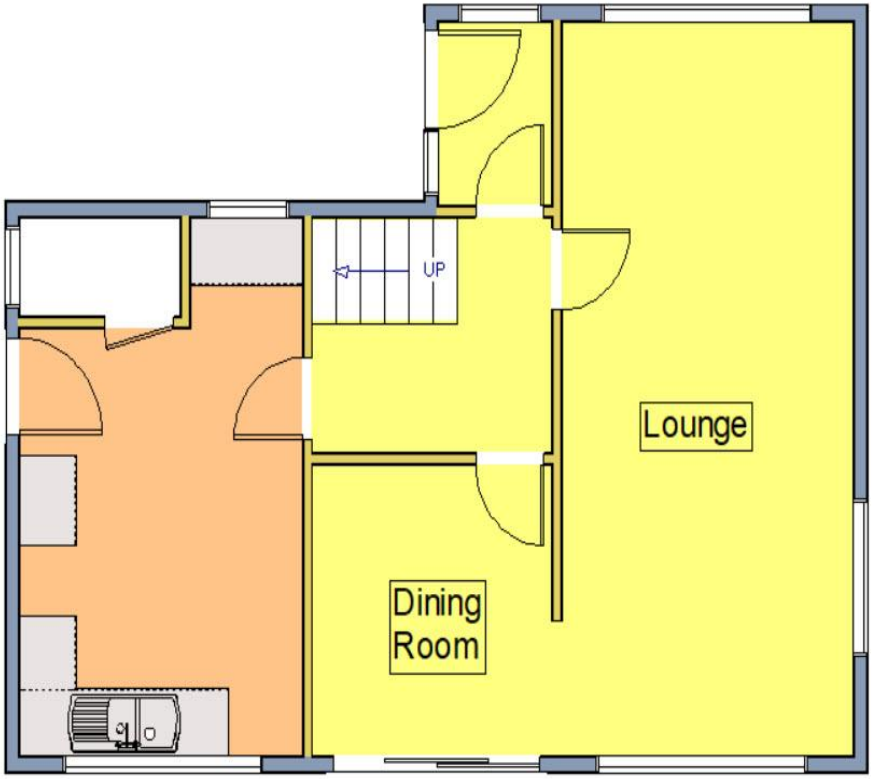
GARAGE 17' 6" x 8' 10" (5.33m x 2.69m)
Up and over door, UPVC sealed unit double glazed window to the rear aspect.

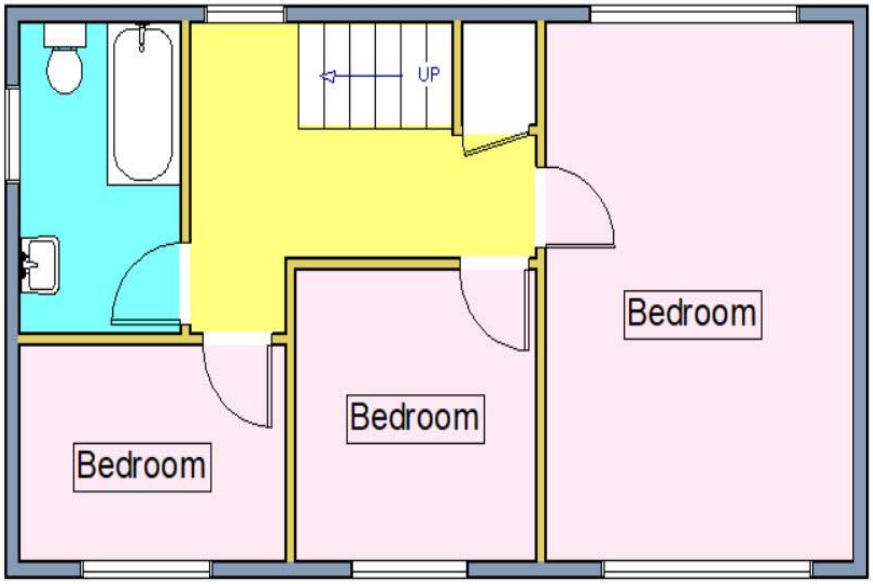
REAR OF PROPERTY
To the rear of the property there is a south facing garden offering a good degree of privacy being approx 50' in width x 25' in depth being fully enclosed with timber fencing, timber storage shed and cold water tap.

COUNCIL TAX
Band 'D'

Address: 117 High Road, Trimley St. Mary, FELIXSTOWE, IP11 0TR
RRN: 3136-4727-0500-0826-9202







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