



**22 Woodlands Avenue, Trimley St Mary, IP11 0AB**

**£245,000 FREEHOLD**

**Located in the popular village of Trimley St. Mary, a modern two bedroom end of terrace home built by Bloor homes in 2018.**

In addition to the two bedrooms the property benefits from a modern kitchen and bathroom, allocated off road parking and is seemingly ideal for a first time buyer or buy-to-let investment.

The accommodation in brief comprises; lounge, kitchen/diner, lobby, cloakroom. Upstairs are two bedrooms and a bathroom. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

Woodlands Avenue is ideally located a short distance away from Trimley St Mary Primary School which boasts an Ofsted rating of good. Trimley is also known for its nature walks and ideal location with bus stops and easy access to Felixstowe town centre and Ipswich.

Entrance door opening into:

**LOUNGE 12' 8" x 12' 7" (3.86m x 3.84m)**

Window to front aspect, two radiators, stairs leading up to first floor with under stairs storage cupboard, TV point. Door to:

**KITCHEN/DINER 10' 10" x 9' 3" (3.3m x 2.82m)**

Modern kitchen comprising fitted worktops with matching upstand, high gloss fitted storage units above and matching units and drawers below. Composite one and a half bowl sink unit with mixer tap and single drainer. Space and plumbing available for washing machine and tumble dryer. Integrated fridge/freezer and Bosch electric oven with four ring electric hob and cooker hood above. Radiator, extractor, window to rear aspect.

**REAR LOBBY**

Door to outside, radiator. Door to:

**CLOAKROOM**

Suite comprising; Low level WC, wash hand basin with mixer tap and tiled splashback. Radiator, extractor.

**FIRST FLOOR LANDING**

Access to loft space, doors to:

**BEDROOM ONE 12' 10" x 8' 8" (3.91m x 2.64m)**

Radiator, window to rear aspect.

**BEDROOM TWO 12' 9" x 8' (3.89m x 2.44m)**

Radiator, two windows to front aspect, above stairs storage cupboard.

**BATHROOM 7' 1" x 5' 7" (2.16m x 1.7m)**

Modern suite comprising; Low level WC, wash hand basin with mixer tap, panelled bath with mixer tap and shower over. Fitted shower screen, part tiled walls, heated towel rail, shaver point, extractor.

**OUTSIDE**

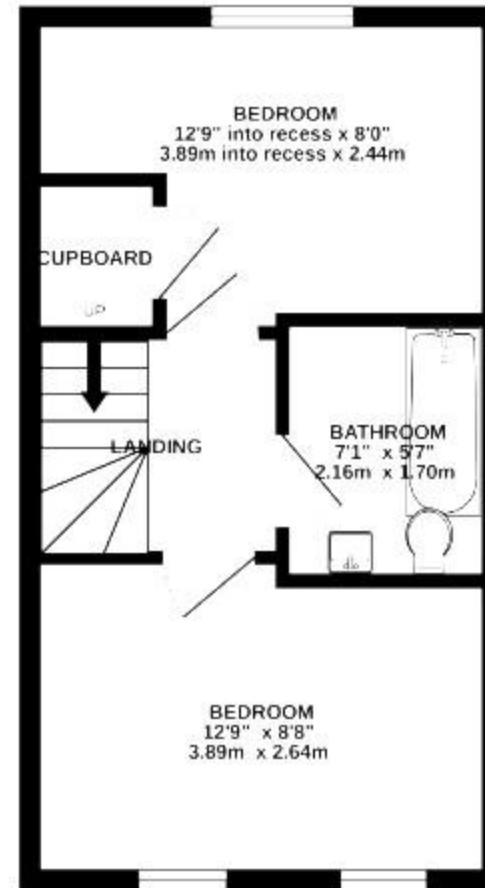
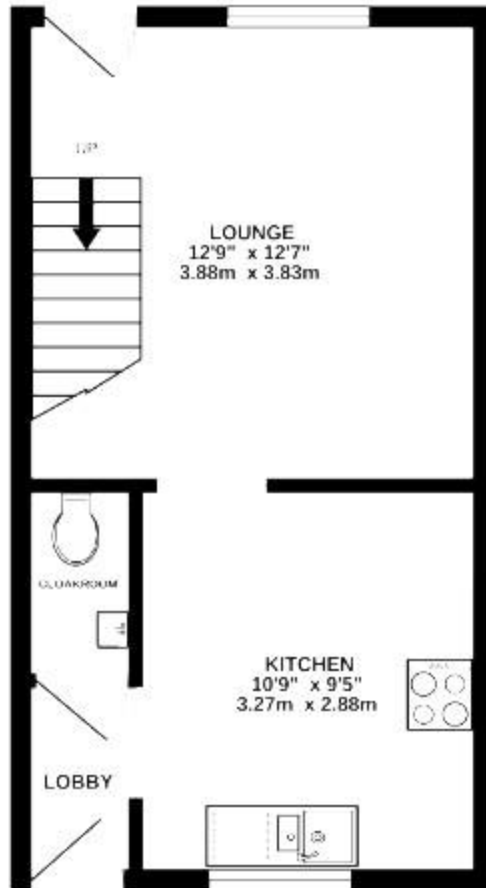
To the front of the property is a small and low maintenance front garden with a slate shingle area and a pathway leading to the covered entrance door. One allocated off road parking space with further visitor space.

The rear garden is enclosed by fencing and comprises two patio areas, with an area laid to lawn. Side access gate, outside tap and lighting.

**COUNCIL TAX**

Band 'B'





Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		