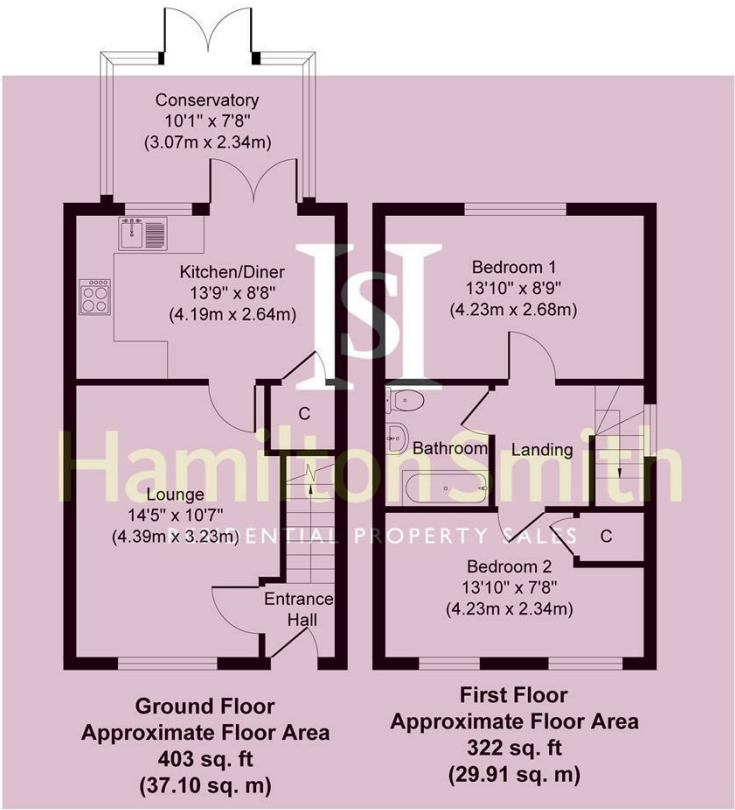
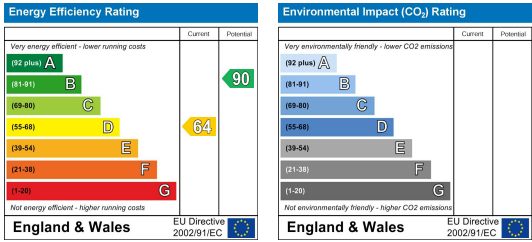




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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62 Faulkeners Way, Trimley St Mary IP11 £240,000

0FA

Hamilton Smith are pleased to offer this 2 DOUBLE bedroom semi detached house with a garage, located in the popular village of Trimley St Mary being convenient for Felixstowe. Benefits include AMPLE OFF ROAD PARKING & GARAGE, double glazed windows, 1st floor bathroom, gas central heating, front and rear gardens and presented in good decorative order. Make this property your own, call now to book your viewing.



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

62 Faulkeners Way, Trimley St Mary, IP11 0FA

The property is ideally located a short distance away from Trimley St Mary Primary School. Trimley is also known for its nature walks and ideal location with bus stops and easy access to Felixstowe town centre and Ipswich.

Front door leading to

HALLWAY:

Stairs off, radiator and door to

LOUNGE: 14'5 x 10'7 (4.39m x 3.23m)

Double glazed window to front, feature fire place and decorative wood paneling, radiator and door to

KITCHEN/DINER: 13'9 x 8'8 (4.19m x 2.64m)

Window to rear, wall and base units, worktops with sink and drainer, gas hob and electric oven with extractor hood over, space for appliances, drawers, walk in PANTRY cupboard, radiator, double doors to

CONSERVATORY: 10'2 x 7'8 (3.10m x 2.34m)

Brick base with double glazed windows and doors to rear.

1st FLOOR LANDING:

BEDROOM ONE: 13'10 x 8'9 (4.22m x 2.67m)

Double glazed window to rear and a radiator.

BEDROOM TWO 13'10 x 7'8 (4.22m x 2.34m)

Double glazed window to front, airing cupboard housing Alpha combi boiler fitted 2021, and a radiator.

BATHROOM:

Bath with a mixer shower over, W.C, hand wash basin, part tiled and a radiator.

OUTSIDE:

To the front is an open plan garden laid to lawn with a driveway providing off road parking for at least 2 cars that leads to a detached garage with power connected.

The enclosed rear garden has a lawn, patio, shingle area and side gate leading to the front.

GARAGE:

Detached garage with an up and over door, power and lights connected and useful storage in the roof.

IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email ipswich@hamilton-smith.com

