



Guide price £295,000
Beatrice Avenue, Old Felixstowe, IP11



 3
Bedrooms

 1
Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
enquiries@wainwrights.co.uk

01394 275276



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Wainwrights are delighted to present this bright and spacious ground floor apartment, ideally situated on one of Felixstowe's most sought-after tree-lined avenues, just a short walk from the town centre and railway station. Occupying the entire ground floor of an attractive detached double-fronted residence, the property benefits from its own private entrance. To the front, there is a driveway providing off-road parking.

The well-proportioned accommodation briefly comprises a light-filled lounge/diner, kitchen, shower room, separate WC, and three double bedrooms. Further features include UPVC double glazing, gas central heating, and a private rear garden. Offered with no onward chain, the apartment also comes with a 50% share of the freehold, and the remainder of a 999-year lease commencing in 2017. It presents an excellent alternative to a bungalow, and internal viewing is highly recommended to fully appreciate the space and setting on offer.

Please note: The three-bedroom first floor apartment, which occupies the remainder of the building, is also available for purchase.

Outside front

The left side of the in-out driveway, as viewed from the front, includes a parking area belonging to this apartment. To the front of the driveway there is a well-stocked planting area containing mature, flowering shrubs. A brick wall borders the gravel driveway. The double-fronted property's main entrance is centrally located at the front. To the side, a wooden gate leads into a private yard, which can also be accessed from the kitchen, and leads through to the rear garden.

Entry porch

Composite UPVC glazed door leading into small entry porch with floor tiling and external light. Leads to:

Internal hallway *8.09m x 1.02m (26' 7" x 3' 4")*

Internal hallway with Travertine style tiling to floor, radiator, coving to ceiling, two built in cupboards, wall mounted up lighters, and doors leading to:

Lounge/Diner *5.35m x 3.30m (17' 7" x 10' 10")*

2 UPVC double glazed windows to rear aspect, UPVC fully double glazed door to side aspect leading to rear garden, radiator, coving to ceiling, up lighters to 2 walls, TV aerial point, carpet.

Kitchen *3.40m x 2.80m (11' 2" x 9' 2")*

UPVC double glazed window to side aspect, door to side aspect, vinyl flooring, coving to ceiling, spotlights to ceiling, fitted kitchen consisting of: black granite effect laminate worktops with eyelevel and base level cupboards in a cream shaker style, inset one and a half bowl stainless steel sink and mixer tap, integrated oven, integrated four burner gas hob with cooker hood over and stainless steel backing, space for washing machine, space for fridge freezer, shelving, built-in wall cupboard used as pantry, radiator, wall mounted Potterton gas fired combi-boiler.

Bedroom One *4.30m x 3.41m (14' 1" x 11' 2")*

Georgian style UPVC double glazed window to front aspect, radiator, coving to ceiling, built-in cupboard, built in wardrobes, carpet, up lighters to 2 walls, UPVC double glazed window to side aspect.

Bedroom Two *3.41m x 3.41m (11' 2" x 11' 2") at widest points*

UPVC double glazed Georgian style window to front aspect, radiator, chimney breast, coving to ceiling, up lighters to wall, carpet.

Bedroom Three *3.40m x 3.30m (11' 2" x 10' 10")*

UPVC double glazed window to side aspect, radiator, built-in wardrobes, coving to ceiling, carpet.

Shower room *2.15m x 1.39m (7' 1" x 4' 7")*

Opaque UPVC double glazed window to side aspect, double length walk-in shower with thermostatically controlled shower mixer tap and riser with showerhead, radiator, partially tiled walls, extractor fan, spotlights to ceiling.

Cloakroom *2.19m x 0.78m (7' 2" x 2' 7")*

Opaque UPVC double glazed window to side aspect, hand wash basin, WC, vinyl flooring. Spotlights to ceiling.

Outside rear and side *10.00m x 15.00m (32' 10" x 49' 3")*

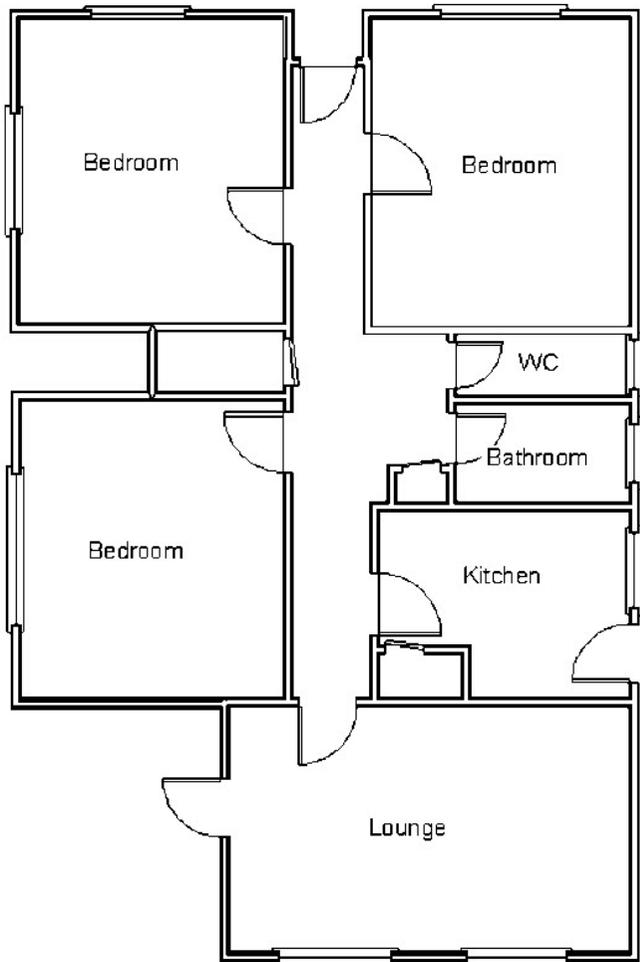
The private and well established back garden is accessed directly from the lounge, and also via the kitchen door, at the side of the building. Concrete fence posts with wooden panel fencing and concrete gravel boards, enclose the garden, which is mainly laid to lawn, with several attractive flowering shrubs to the borders and mature evergreens at the centre. A paved pathway leads across the garden and there is also a small area laid to gravel. To the side of the property and leading to/from the garden there is an area of hardstanding, with a raised planter bed. This side area can potentially be used for additional parking, a shed or a garage(STPP).

Additional Information

****Full details on the leasehold charges and freehold to be confirmed**** Wainwrights Estate & Lettings Agent Ltd. Co No. 14699401. Trading Address: 156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS. Misrepresentation Act 1967 and Property Misrepresentations Act 1991. This advertisement or these particulars do not constitute any part of an offer or contract. All measurements are given as a guide, and no liability can be accepted for any errors arising from. No responsibility is taken for any other error, omission, or misstatement in these particulars not for any expenses incurred by the applicants for whatever reason. No representation or warranty is made in relation to this property whether in these particulars, during negotiations or otherwise. Intending purchasers will be asked to produce identification documentation and proof of funds at a later stage. Wainwrights has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. The property is offered for sale with no onward chain and a share of the freehold. The remaining lease term is 991 years. Council tax band B(2025/2026: £1,717.57).



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

Address: 18 Beatrice Avenue, IP11

