



£170,000

Manning Road, Felixstowe, IP11



3

Bedrooms



1

Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS  
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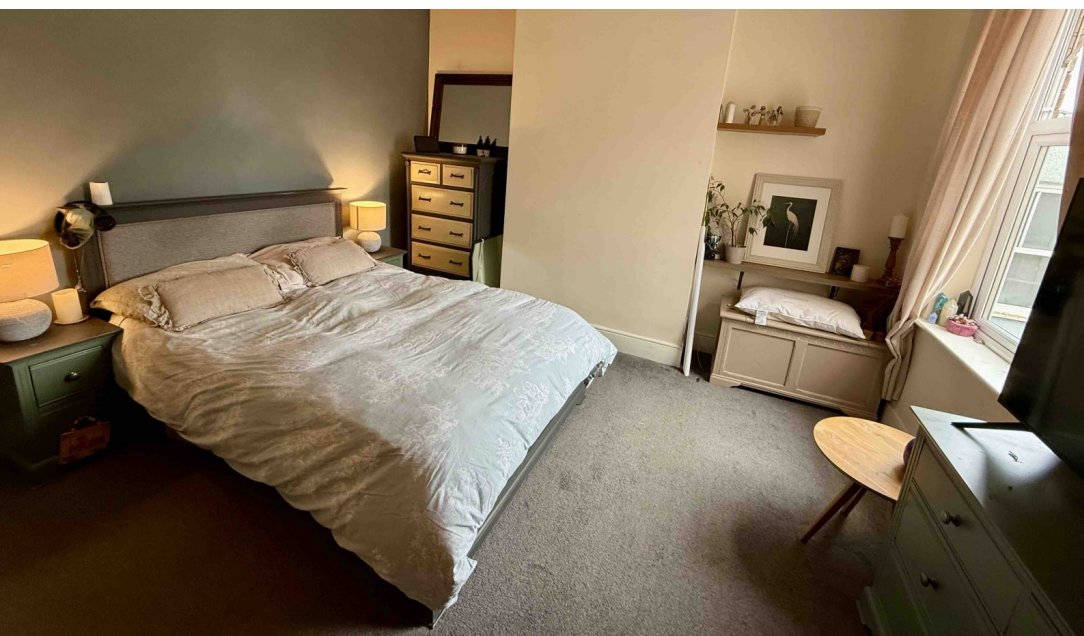
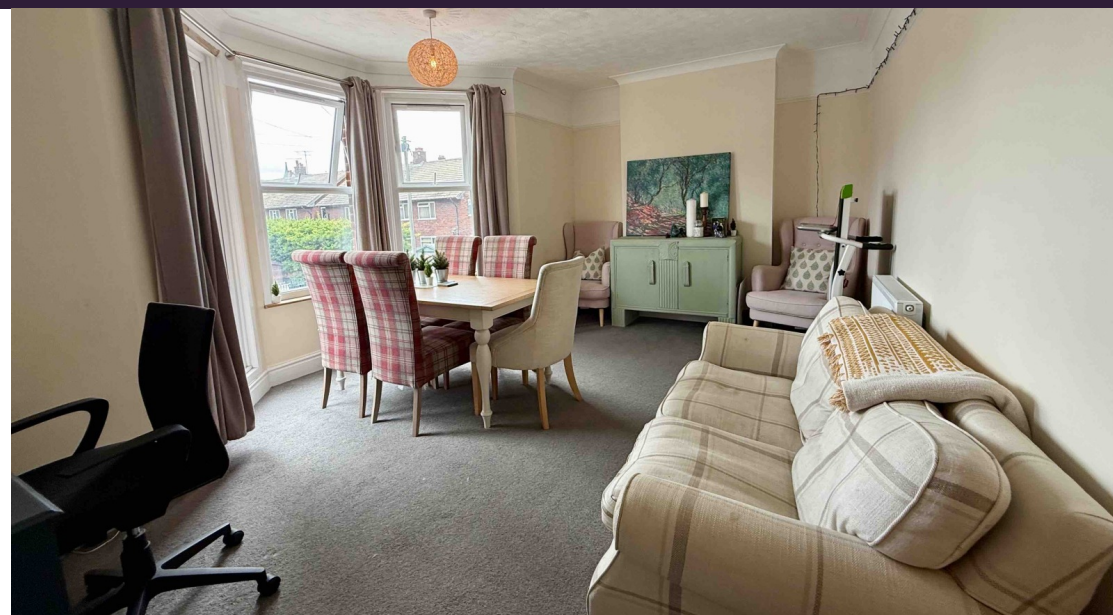
01394 275276





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Wainwrights presents this spacious three-bedroom maisonette, situated on Manning Road within a short walk of Felixstowe seafront and promenade.

The accommodation is arranged over two floors and includes a generous lounge with access to a small balcony, kitchen, bathroom, two bedrooms, additional dining room/bedroom three and a useful storage room. Further benefits include gas central heating, double glazing and access to a rear garden area with storage shed.

Offered with no onward chain, this property would make an ideal investment opportunity, seaside retreat or spacious home close to the coast.

### **Communal Entrance**

A modern partially glazed composite communal entrance door opens into the communal hallway, which serves two individual flats. The communal hallway has carpeted flooring and a radiator. Internal Lobby / Stairwell The flat's private entrance door opens into an internal lobby/stairwell, with stairs and handrail rising to the first floor landing.

### **First Floor Hallway**

The flat's private entrance door opens into an internal lobby/stairwell, with stairs and handrail rising to the first floor landing.

### **Lounge / Diner** *5.40m x 3.97m (17' 9" x 13' )*

A spacious front aspect lounge/diner with UPVC double glazed bay window and incorporated door opening onto the front balcony. The balcony features painted metal railings and wooden decking. Further features include carpeted flooring, radiator, coving to the ceiling and picture rails.

### **Bedroom Three / Dining Room** *3.76m x 3.58m (12' 4" x 11' 9")*

A versatile room with double glazed window to the rear aspect, radiator and fitted carpet. Suitable for use as a dining room, third bedroom or additional reception space.

### **Kitchen** *2.90m x 2.26m (9' 6" x 7' 5")*

A modern fitted kitchen with UPVC double glazed window to the rear aspect, black slate-effect tiled flooring, radiator and partially tiled walls. The kitchen comprises wooden worktops, inset one-and-a-half bowl stainless steel sink, five-burner gas hob, integrated oven, integrated dishwasher, space for a tall fridge freezer, floor-level shaker-style cupboards and drawers, matching eye-level cupboards, and stainless steel cooker hood.

### **Bathroom** *3.01m x 2.00m (9' 11" x 6' 7")*

Fitted with a white suite comprising curved panelled bath with mixer tap and shower over, pedestal wash hand basin and low-level WC. Further features include tiled flooring, tiled walls, radiator and double glazed windows.

### **Half Landing**

With fitted carpet, built-in cupboard and stairs continuing to the second floor accommodation. Steps lead up to the storage room.

### **Storage Room** *4.27m x 1.91m (14' x 6' 3")*

A useful room with limited headroom, Velux-style window to the side aspect, and built-in storage cupboard housing the Worcester boiler. This room also provides access to generous eaves storage.

### **Second Floor Landing**

With skylight to the rear aspect and fitted carpet.

**Bedroom One** *5.05m x 2.74m (16' 7" x 9' )*

A generous front aspect bedroom with double glazed window, radiator, built-in cupboard and fitted carpet.

**Bedroom Two** *3.59m x 3.71m (11' 9" x 12' 2")*

A rear aspect bedroom with double glazed window, radiator, built-in cupboard and fitted carpet.

**Outside**

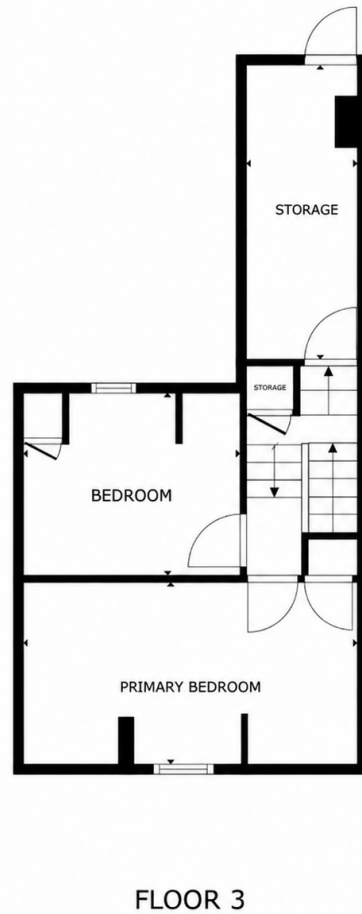
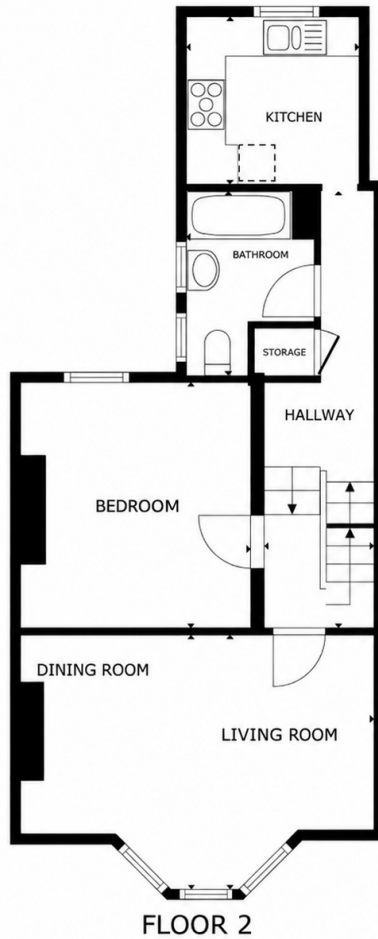
The rear garden is divided into two sections, with the rear portion understood to belong to this property. This area includes two brick-built sheds with sloped tiled roofs, hardstanding directly outside, planted borders to either side with small flowering shrubs, and a wooden shed which is also included in the sale. The garden is enclosed by a brick wall to one side and wooden fencing to the rear and opposite side. Access to the rear garden is via the rear passageway. The pathway leading to the rear gate is understood to be shared with the ground floor property for access to and from their garden, although this should be confirmed by the buyer's solicitor.

**Leasehold Information**

We understand the property is leasehold with a share of the freehold, held through Wyford Flat Management Limited. The share in the management company will be included as part of the sale. The current lease has approximately 71 years remaining, and we understand the vendor is planning to extend the lease to 999 years. We understand there is no ground rent payable. The only service charge is 50% of the annual buildings insurance, currently approximately £400 per year. Buyers should confirm all lease, freehold and charge information with their solicitor.

**Additional Information**

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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+) <b>A</b>                              |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | 77                      |
| (55-68) <b>D</b>                            | 60      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

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