



Guide price £370,000

Manor Terrace, IP11



3

Bedrooms



3

Bathrooms

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Wainwrights presents this spacious three-storey townhouse, built by Bloor Homes in 2014 and enjoying direct sea views. The versatile accommodation includes a generous kitchen/dining room, two reception rooms, three bedrooms - two of which have en-suite shower rooms, and a family bathroom. Further benefits include Juliet balconies, a ground-floor WC, a south-east-facing rear garden, private garage and an allocated parking space.

Entrance hallway

A glazed UPVC entrance door opens into the spacious hallway, with wood-effect laminate flooring and doors leading to the ground-floor WC, reception room and kitchen/dining room. Stairs rise to the first floor, with a cupboard housing the electricity meter and useful under-stairs storage providing space for shoes and household items.

Reception room one / Study *3.73m x 2.53m into bay (12' 3" x 8' 4")*

A versatile reception room that would make an ideal home office, snug or occasional guest room. Features include a UPVC double-glazed bay window to the front aspect, radiator and carpet.

Ground-floor WC

Fitted with a WC and wash hand basin with tiled splashback. Wood-effect laminate flooring and radiator.

Kitchen/dining room *4.65m x 3.48m (15' 3" x 11' 5")*

A spacious kitchen/dining room with room for a dining table and glazed patio doors opening onto the rear garden, enjoying views towards the sea and beach huts. The kitchen is fitted with a range of matching base and eye-level cabinets, drawers and granite-effect work surfaces with a coordinating splashback. Integrated appliances include a fridge/freezer, oven, hob and extractor fan, with additional space and plumbing for a washing machine and dishwasher. Further features include a one-and-a-half-bowl sink and drainer, tiled flooring, radiator and a UPVC double-glazed window to the rear aspect.

First-floor landing

Wood-effect laminate flooring. Doors lead to the lounge, family bathroom and bedroom three. There is also a storage cupboard, a UPVC double-glazed window to the rear aspect and stairs rising to the second floor.

Lounge *4.62m x 2.85m (15' 2" x 9' 4")*

A bright reception room with glazed doors opening to a Juliet balcony overlooking the sea. Further features include a UPVC double-glazed window to the rear aspect, wood-effect laminate flooring and radiator.

Bathroom *2.58m x 2.02m at maximum (8' 6" x 6' 8")*

Fitted with a panelled bath with mixer shower attachment, WC and wash hand basin. Features include partially tiled walls, tiled flooring, heated towel rail, inset ceiling spotlights and large wall-mounted mirrors.

Bedroom three *2.67m x 2.60m (8' 9" x 8' 6")*

UPVC double-glazed window to the front aspect and radiator.

Second floor landing

Doors off.

Bedroom one *4.65m x 2.85m (15' 3" x 9' 4")*

A generous bedroom featuring glazed doors opening to a Juliet balcony at the rear, fitted with shutters. Further features include a built-in wardrobe with mirrored sliding doors, wood-effect laminate flooring and access to an en-suite shower room.

En-suite shower room

Fitted with a walk-in mixer shower, WC and wash hand basin. Features include partially tiled walls, tiled flooring, a heated towel rail, large mirror, inset ceiling spotlights and an extractor fan.

Bedroom two *3.57m x 3.59m at maximum (11' 9" x 11' 9")*

A well-proportioned bedroom with a UPVC double-glazed window to the front aspect, radiator, carpet and access to an en-suite shower room.

En-suite shower room

Fitted with a walk-in mixer shower, WC and wash hand basin. Features include tiled flooring, heated towel rail, inset ceiling spotlights, extractor fan and an opaque UPVC double-glazed window to the front aspect.

Rear garden

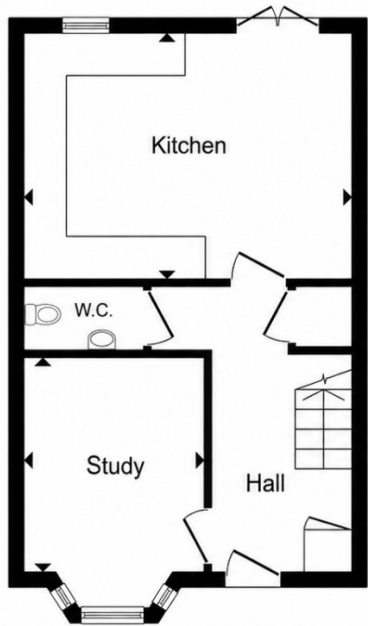
The south-east-facing rear garden is laid predominantly to patio for ease of maintenance, with a raised decked seating area immediately adjoining the kitchen/dining room.

Garage

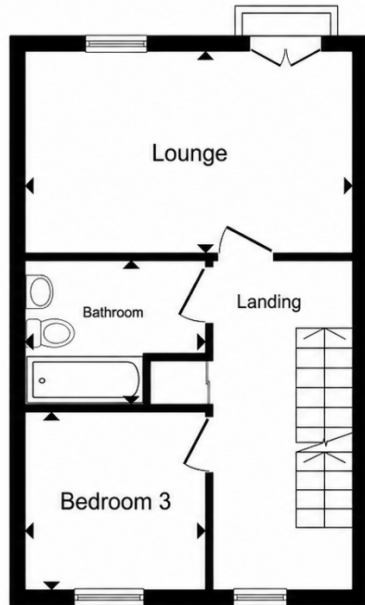
Single garage in a nearby block with off road parking

Additional Information

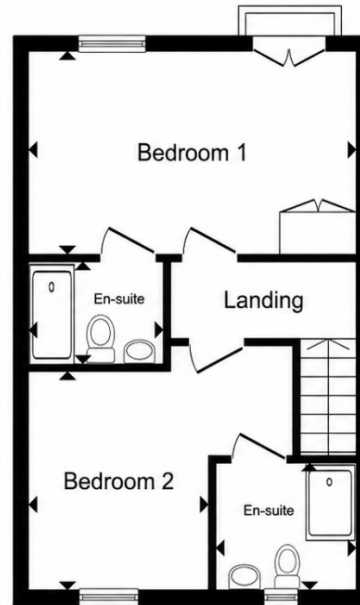
We understand from the vendor that there is a service charge associated with the martello development upkeep, this is approximately £397.34 per year. Wainwrights Estate & Lettings Agent Ltd. Co No. 14699401. Trading Address: 156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS. Misrepresentation Act 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. Council tax band D.



Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	86	86
	EU Directive 2002/91/EC	

Address: Manor Terrace, IP11

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	89	89
	EU Directive 2002/91/EC	

