



£230,000

Tremelaia Gardens, Trimley St. Martin, IP11



 2
Bedrooms

 1
Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
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Wainwrights presents this well-proportioned two-bedroom end of terrace home, ideal for first-time buyers or investors, offered with no onward chain. The property offers a spacious lounge with French doors to the garden, a fitted kitchen with integrated appliances, and a convenient downstairs cloakroom.

Upstairs, there are two bedrooms and a modern bathroom, along with access to a fully insulated loft providing additional usable space.

Externally, the property benefits from a private, enclosed rear garden and an allocated parking space. Conveniently located for local amenities and transport links, this property represents a great opportunity to step onto the property ladder or expand a rental portfolio.

Entrance hallway

Entered via a partially glazed UPVC front door, the hallway features carpet flooring, radiator, and stairs rising to the first floor. There is a useful under stairs storage cupboard and access to the main living areas.

Kitchen *2.50m x 3.00m (8' 2" x 9' 10")*

Fitted with a range of eye and base level units with granite-effect laminate worktops, incorporating a 1.5 bowl stainless steel sink. Integrated Neff four-ring electric hob with stainless steel extractor hood over, double oven, and integrated fridge freezer. Space for washing machine. Finished with tiled flooring, spotlights, coving to ceiling, and a double glazed window to the front aspect.

Lounge *4.50m x 3.30m (14' 9" x 10' 10")*

A bright and spacious reception room with UPVC double glazed French doors with Georgian-style inserts opening onto the rear garden, along with an additional rear window. Features include carpet flooring, radiator, coving to ceiling, and wall lighting.

Top Landing

With carpet flooring, spotlights, loft access hatch, and a cupboard housing the gas combi boiler. Doors to all rooms.

Downstairs Cloakroom

Comprising WC and wash hand basin, with tiled flooring, coving, spotlights, and extractor fan.

Master Bedroom *4.50m x 2.90m (14' 9" x 9' 6")*

A double bedroom with UPVC double glazed window to the rear aspect, radiator, carpet flooring, and coving to ceiling.

Bedroom Two *3.40m x 2.90m (11' 2" x 9' 6")*

A second bedroom with UPVC double glazed window to the front aspect, fitted wardrobe cupboard, radiator, carpet flooring, and coving to ceiling.

Bathroom

Fitted with a modern suite comprising a P-shaped bath with thermostatic shower and glass screen, wash hand basin, and WC. Additional features include partially tiled walls, vinyl flooring, chrome heated towel rail, spotlights, and ceiling fan.

Loft

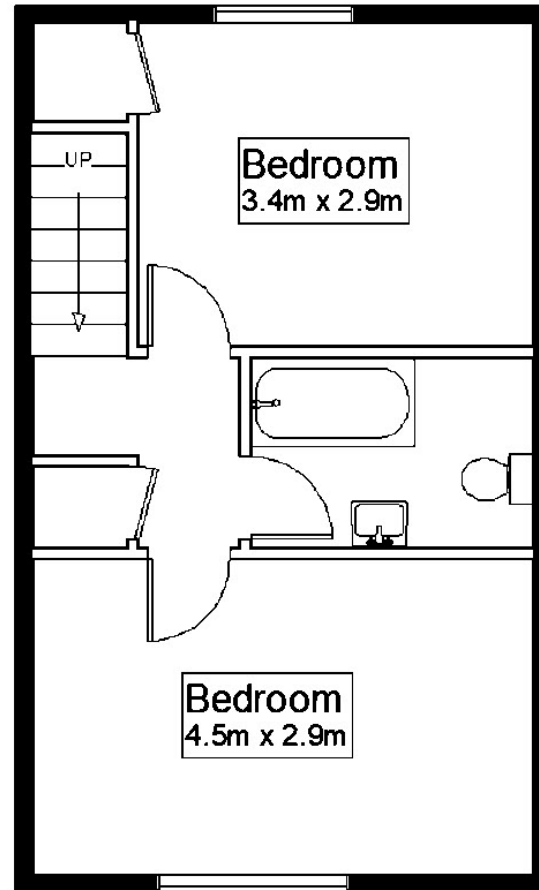
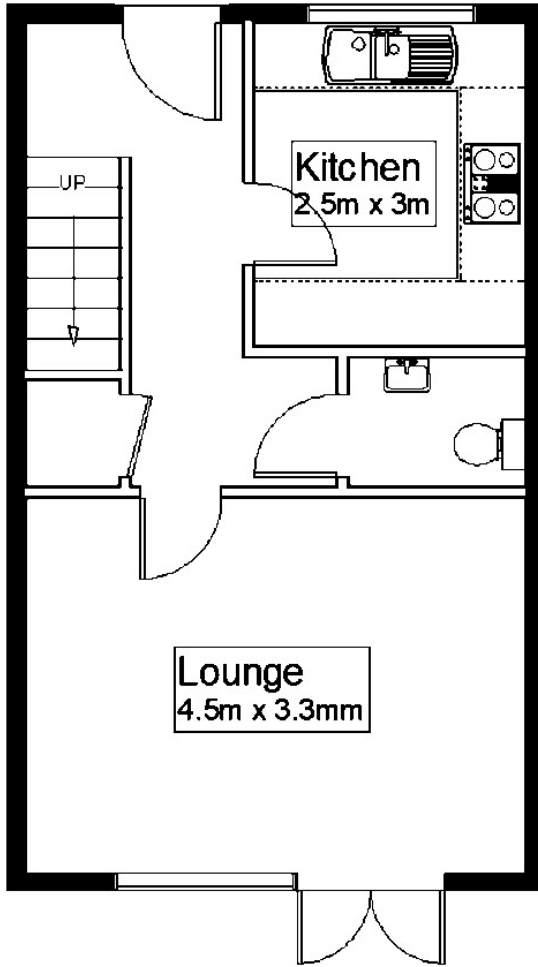
Fully insulated has a light and Double power socket access from top landing hatch

Rear Garden

A fully enclosed rear garden, mainly laid to lawn with a paved patio area adjoining the property and a shed included. Side pathway leading to rear access gate. Enclosed with timber fencing.

Additional Information

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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	75	80
(55-68) D		
(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

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