



The Wheelwrights | Trimley St. Mary | Felixstowe | IP11 0YR

Guide Price £180,000

NICHOLAS  
— ESTATES —



## The Wheelwrights | Trimley St. Mary Felixstowe | IP11 0YR Guide Price £180,000

A two bedroom terrace house situated at the end of a cul-de-sac in the popular village of Trimley St Mary, requiring modernisation and updating throughout. The accommodation comprises, lounge and kitchen/diner to the ground floor. The first floor offers two bedrooms and a bathroom. Outside the property benefits a driveway providing off road parking and a fully enclosed rear garden. Benefitting, gas fired central heating and uPvc double glazed windows. The property is offered with no onward chain.

- No Chain
- Requires Modernisation & Updating
- Two Bedrooms
- Off Road Parking
- Cul-De-Sac Location

### Lounge

15'9 x 12'3 (4.8m x 3.73m)

Front aspect double glazed door, front aspect double glazed window, carpet and radiator, stairs to 1st floor and door to;





### Kitchen/Diner

12'3 x 8'8 (3.73m x 2.64m)

Rear aspect door, rear aspect window, radiator, tiled flooring, work surface with stainless steel sink & drainer, wall mounted gas fired boiler, wall and base mounted units.

### Landing

Carpet, loft access, doors to;

### Bedroom 1

12'3 x 8'8 (3.73m x 2.64m)

Rear aspect window, carpet and radiator.

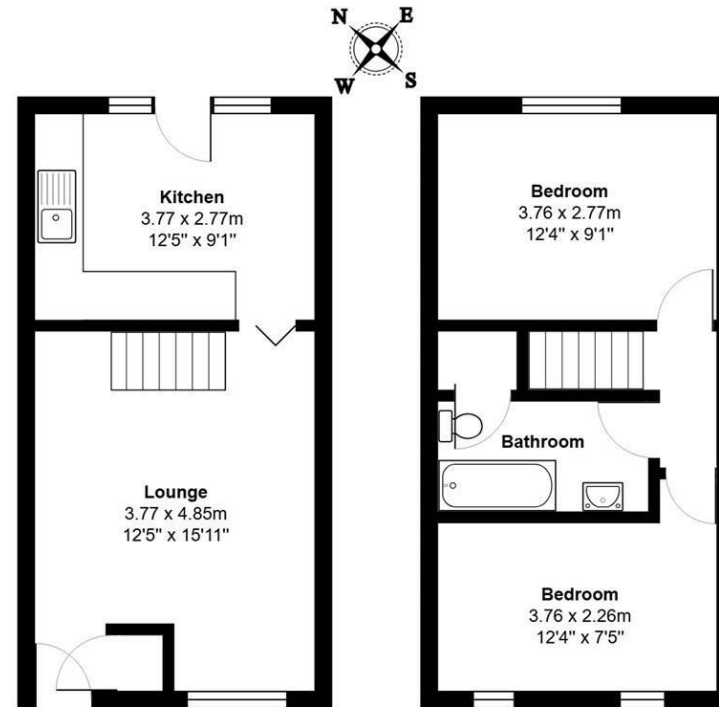
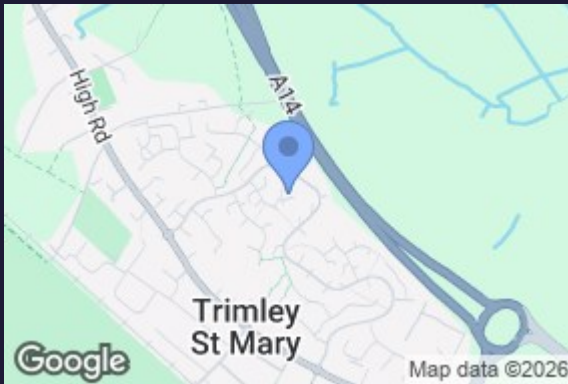
### Bathroom

Low level flush w/c, hand wash basin, radiator, over stairs airing cupboard, tile effect vinyl flooring, panelled bath with tiled splash backs.

### Bedroom 2

12'3 x 7'4 (3.73m x 2.24m)

Two front aspect double glazed windows, carpet and radiator.



Total Area: 58.6 m<sup>2</sup> ... 631 ft<sup>2</sup>

Council Tax Band **B**    EPC Rating **C**

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-plus) <b>A</b>                          |         | 91        |
| (81-plus) <b>B</b>                          |         |           |
| (69-80) <b>C</b>                            | 75      |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         | 75        |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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