



£195,000

Chepstow Road, Felixstowe, IP11



 3

Bedrooms

 1

Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |  
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**Wainwrights presents** this three-bedroom property offering an excellent renovation opportunity, requiring modernisation and improvements throughout. The accommodation is arranged over two floors and comprises a lounge opening into a conservatory, kitchen, ground floor cloakroom, family bathroom and three first-floor bedrooms, one of which benefits from a mezzanine area and access to the loft space.

Externally, the property enjoys a gated frontage with front garden, a useful brick-built storage shed, along with views overlooking the Green. The property will particularly appeal to purchasers seeking a refurbishment project with potential to add value.

**Outside front** 5.92m x 5.00m (19' 5" x 16' 5") at longest and widest

The property is enclosed by high timber fencing with a gated entrance leading into the front garden. A concrete pathway provides access to the front door, with a pebbled area to one side and the remainder paved. The brick-built integrated storage shed located to the side. The entrance porch is of timber construction with a flat felt roof and UPVC fascias.

**Entrance porch** 1.87m x 1.82m (6' 2" x 6' )

Timber-framed entrance porch with a part-glazed wooden door from the front path. Internally timber-clad with a single-glazed side window and tiled flooring. Doors provide access to the main house and a brick-built storage shed.

**Entrance hallway** 3.70m x 1.80m (12' 2" x 5' 11") at widest

Aluminium double-glazed front door opening into the hallway. Wood-effect laminate flooring, radiator, open staircase rising to the first floor and doors to the ground-floor rooms.

**Kitchen** 3.64m x 2.91m (11' 11" x 9' 7")

Aluminium double-glazed window with hardwood surround to the front aspect. Radiator, serving hatch to the lounge and black ceramic tiled flooring. Fitted with speckled black laminate worktops incorporating a stainless-steel single drainer sink, additional marble-effect laminate work surface with cupboard below, eye-level wall cupboards, and space for a washing machine, freestanding electric cooker and upright fridge freezer.

**Lounge** 4.83m x 3.68m (15' 10" x 12' 1")

Aluminium double-glazed sliding patio doors to the rear aspect opening into the conservatory. Wood-effect laminate flooring continuing from the hallway, radiator and serving hatch to the kitchen. Accessed via a panelled wooden door with glazed inserts.

**Conservatory** 4.20m x 2.42m (13' 9" x 7' 11")

French doors opening to the rear garden. Windows to three sides, predominantly UPVC, with a pitched glazed roof allowing ample natural light.

**Front floor cloakroom** 1.98m x 0.74m (6' 6" x 2' 5")

Small high-level Crittall window, WC and wash hand basin.

**Top landing**

Exposed timber floorboards, plasterboarded ceiling and doors leading to all first-floor rooms.

**Master Bedroom** 3.63m x 2.70m (11' 11" x 8' 10") at widest

Aluminium double-glazed window with hardwood surround to the front aspect. Radiator, sloping ceiling and original floorboards painted white.

**Bedroom Two** 3.70m x 2.34m (12' 2" x 7' 8")

UPVC double-glazed window to the rear aspect overlooking the Green. Radiator, grey wood-effect laminate flooring, built-in storage cupboards above head height and a sloping ceiling.

**Bedroom Three** 2.76m x 2.37m (9' 1" x 7' 9")

UPVC double-glazed window to the rear aspect overlooking the Green. Featuring a hardwood windowsill, radiator, grey wood-effect laminate flooring and a sloping ceiling. Stairs rise to a small mezzanine level with restricted head height, which in turn provides access to the loft space.

**Bathroom** 2.70m x 1.99m (8' 10" x 6' 6") at widest and deepest

Opaque aluminium double-glazed windows with hardwood surrounds to the front aspect. Radiator, tiled flooring and sloping ceiling. Fitted with a white three-piece

suite comprising steel bath, wash hand basin and WC. Large built-in cupboard over the stairs housing the Vaillant gas combination boiler.

**Brick built storage shed** *3.06m x 1.79m (10' x 5' 10")*

Crittall window to the side aspect, painted brick walls, concrete floor, wall-mounted electric meter and consumer unit, with power and lighting connected.

#### **Additional Information**

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		58
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	17	
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC

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