



£189,995

Longcroft, Felixstowe, IP11



 2
Bedrooms

 1
Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS | enquiries@wainwrights.co.uk

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Wainwrights presents this two bedroom mid-terrace home located in the popular residential area of Longcroft in Felixstowe.

The property offers well proportioned accommodation including a lounge with bay window, separate dining room with access to the rear garden and fitted kitchen.

Upstairs there are two bedrooms and a family bathroom. The property benefits from Georgian style double glazed windows, electric heating and useful built-in storage.

Externally there is an attractive enclosed rear garden designed for low maintenance and a garage located in a nearby block with a long driveway providing off road parking.

The property is ideally suited to first time buyers, investors or those looking for a home close to local amenities.

Outside Front 5.82m x 4.70m (19' 1" x 15' 5")

Concrete pathway leading from the pavement to the front door with a small pathway across the front of the property. The garden contains a variety of low level hedging, rose bushes, flowering shrubs and plants.

Entrance Lobby

UPVC half glazed Georgian style entrance door opening into the lobby. Carpeted stairs rising to the first floor and door leading to the lounge.

Lounge 3.30m x 3.50m (10' 10" x 11' 6")

UPVC double glazed Georgian style bay window to the front aspect. Carpeted flooring and coving to ceiling. Wall mounted electric storage heater. Understairs cupboard housing the electrical consumer unit and electricity meter with lighting. Opening leading through to the dining room.

Dining Room 2.50m x 2.11m (8' 2" x 6' 11")

UPVC Georgian style door to the rear garden with full length glazed panels to either side. Wall mounted electric storage heater, carpeted flooring and coving to ceiling. Sliding door leading to the kitchen.

Kitchen 2.29m x 2.43m (7' 6" x 8')

Fitted with a range of wall and base units with marble effect grey laminate work surfaces. Inset stainless steel single drainer sink unit. Space for washing machine and fridge freezer. Vinyl tile effect flooring. UPVC double glazed window to the rear aspect. Wall cupboard housing the hot water immersion tank.

First Floor Landing

Carpeted landing with coving to ceiling and loft hatch access. Doors leading to all first floor rooms.

Master Bedroom 3.51m x 2.89m (11' 6" x 9' 6")

Two UPVC double glazed Georgian style windows to the front aspect. Carpeted flooring and coving to ceiling. Alcove with shelving and hanging space.

Bedroom Two 2.87m x 2.50m (9' 5" x 8' 2")

UPVC double glazed Georgian style window to the rear aspect. Carpeted flooring and coving to ceiling.

Bathroom 1.81m x 1.88m (5' 11" x 6' 2")

UPVC opaque double glazed Georgian style window to the rear aspect. Fitted with a three piece white suite comprising panel bath with electric shower over, wash hand basin and WC. Wood effect vinyl flooring and coving to ceiling. Wall mounted electric fan heater.

Rear Garden 8.63m x 4.70m (28' 4" x 15' 5")

Enclosed south facing, rear garden mainly laid to gravel for ease of maintenance with paved pathway leading to the rear gate. Paved patio seating area and planted borders with established hedges, shrubs and flowers. A lean-to style covered area is attached to the rear of the house. The garden is enclosed by timber panel fencing with concrete posts and a rear gate providing pedestrian access. Beyond the rear boundary there are open playing fields.

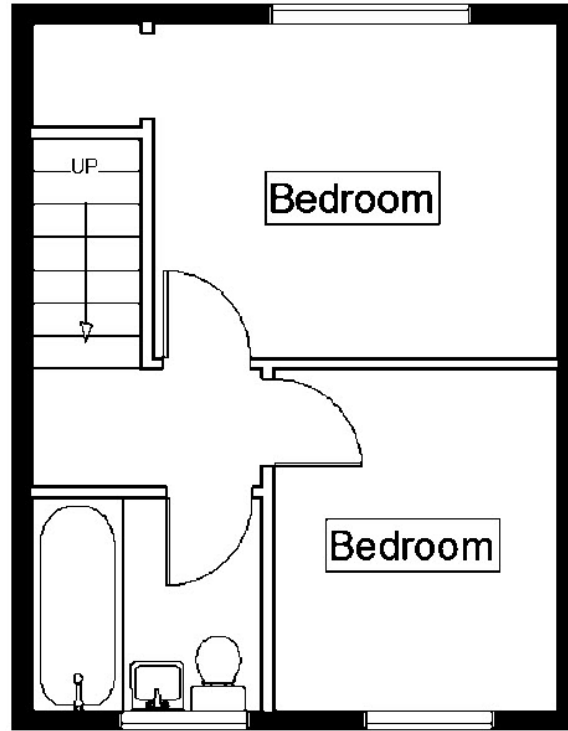
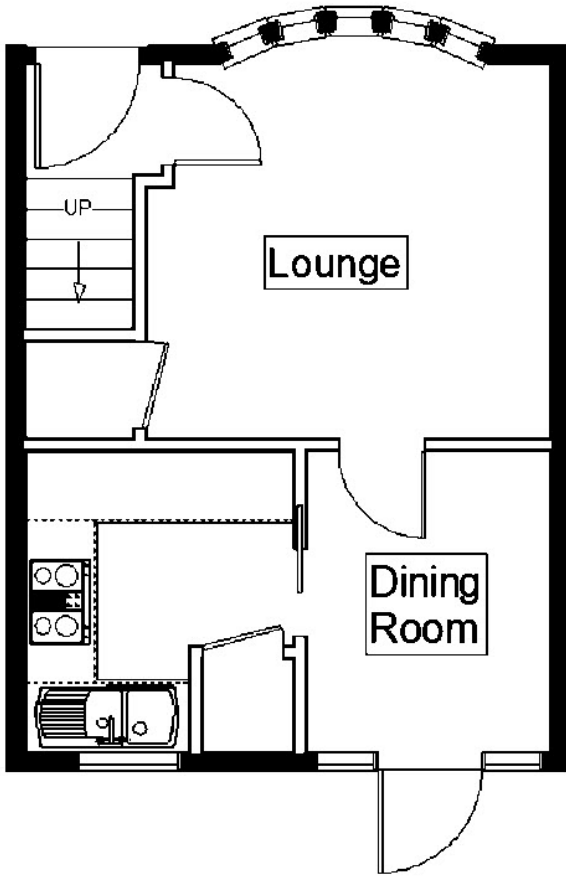
Garage and Parking 5.25m x 2.60m at widest (17' 3" x 8' 6")

Garage located in a nearby block with a long driveway providing off road parking. Approx. 5.25m x 2.60m Brick built garage with pitched roof and concrete tiles. Up and over door, concrete floor and boarded ceiling. Hardstanding in front providing additional parking.

Additional Information

Heating is supplied electric storage heaters. Hot water is provided by a hot water cylinder with electrical immersion (none of these items have been tested and no warranty is given). Wainwrights Estate & Lettings Agent Ltd. Co No. 14699401. Trading Address: 156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS. Misrepresentation

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Total Approx Area: 52 m²

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	50	
(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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