The Josselyns | Trimley St. Mary | Felixstowe | IP11 0XW

£220,000

NICHOLAS
ESTATES

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Felixstowe | IP11 0XW
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A very well presented two double bedroom end terrace house, situated in the popular village of Trimley St Mary. The accommodation comprises, lounge, kitchen/dining area, rear lobby and downstairs cloakroom. The first floor offers, master bedroom, bathroom and bedroom two. Outside the property is offered with off road parking for two vehicles, to the rear the garden is fully enclosed.

- Two Double Bedrooms
- Downstairs Cloakroom
- Two Allocated Parking Spaces
- Kitchen/Dining Area
- Fully Enclosed Rear Garden

Lounge

12'8 x 12'6 (3.86m x 3.81m)

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

Kitchen/Dining Area

10'9 x 9'3 (3.28m x 2.82m)

Rear aspect double glazed window, radiator, tiled flooring, work surface with 1.5 bowl sink & drainer, space for washing machine and dish washer, wall and base mounted units, electric hob with extractor fan over and electric oven, open to;

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Rear Lobby

Rear aspect double gazed door, radiator and tiled floor, door to;

Cloakroom

Low level flush w/c, hand wash basin, tiled flooring, radiator and extractor fan.

Landing

Carpet, loft access and doors to;

Bedroom 1

12'8 x 8'7 (3.86m x 2.62m)

Rear aspect double glazed window, carpet and radiator

Bathroom

Side aspect double glazed window, tiled flooring, heated towel rail, low level flush w/c, hand wash basin, part tiled walls, panelled bath with tiles surround and shower over, recessed spot lights and an extractor fan.

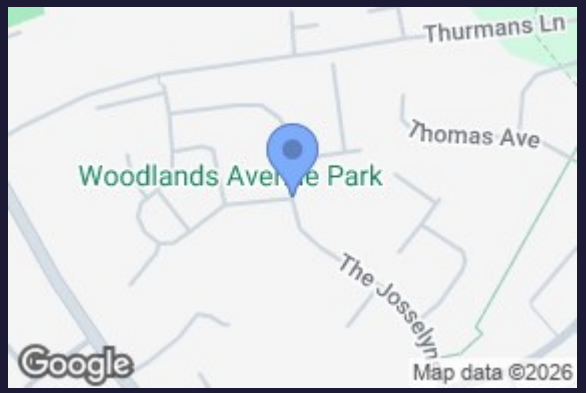
Bedroom 2

12'8 x 7'8 (3.86m x 2.34m)

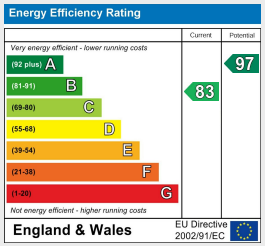
Two rear aspect double glazed windows, radiator, carpet and over stairs cupboard.

Outside

The property benefits 2 allocated parking spaces to the front. To the rear the garden is fully enclosed, with a paved patio, laid to lawn and garden shed.



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



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