



£185,000

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 located in a quiet cul-de-sac in Walton. Within easy walking distance of local shops and amenities, including several schools and the Seaton Park playing field, as well as good transport access to Felixstowe town centre, the seafront and the A14.

The property requires some modernisation and offers an excellent opportunity for improvement and adding your own finishing touches. The accommodation is arranged over two floors and comprises a lounge opening into a conservatory, a good sized kitchen, ground floor cloakroom, first floor family bathroom and three bedrooms, one of which benefits from a mezzanine area and access to the loft space.

Externally, the property enjoys a west facing front garden, a useful brick-built storage shed and views from the rear overlooking the communal green. The property will particularly appeal to first time buyers and those seeking a home with potential to add value. Call Wainwrights now to arrange a viewing.

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

Timber-framed entrance porch with a part-glazed wooden entrance door. Window to the side aspect, tiled flooring. door to the brick built storage room and front door to the main house.

**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")

Double-glazed window 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")

Double glazed patio doors to the conservatory, wood-effect laminate flooring continuing from the hallway, radiator and serving hatch to the kitchen.

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

UPVC double glazed French doors opening to the rear, providing views and direct access to the communal green. Double glazed Windows to three sides, with a pitched glazed roof allowing ample natural light.

**Ground floor cloakroom**

Window to side aspect, hand wash basin, WC.

**Top landing**

Exposed timber floorboards. Doors to all first-floor rooms.

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

Double-glazed window to the front aspect, radiator, exposed 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 communal green, radiator, grey wood-effect laminate flooring, built-in storage cupboards above head height.

**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 double-glazed window to the front aspect. Radiator, tiled flooring. Fitted with a white three-piece suite comprising bath, wash hand basin and WC. Large built-in cupboard over the stairs housing the Vaillant gas combination boiler.

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

The west facing front garden is enclosed by wooden fencing and provides a low maintenance outdoor space, benefitting from afternoon sunshine. A concrete pathway through the front garden leads to the front door, with a pebbled area to one side and the remainder paved.

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

Located to the front of the house and accessed via the front porch, window to the side aspect, painted brick walls, concrete floor, wall-mounted electric meter and consumer unit, with power and lighting connected. Potential to convert into a utility room.

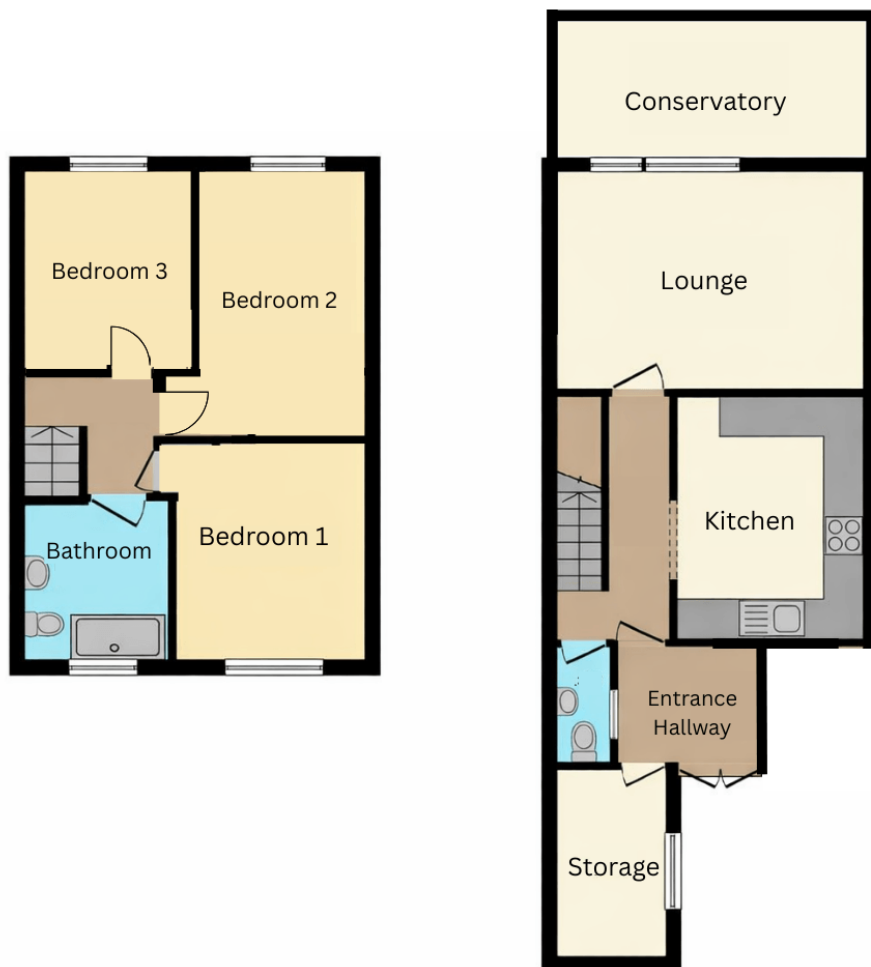
**Additional Information**

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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> |           | <b>58</b>               |
| (39-54)  | <b>E</b> |           |                         |
| (21-38)  | <b>F</b> |           |                         |
| (1-20)   | <b>G</b> | <b>17</b> |                         |
| <i>Not energy efficient - higher running costs</i> |          |           |                         |
| <b>England, Scotland &amp; Wales</b>               |          |           | EU Directive 2002/91/EC |

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