Kirton Road | Trimley St. Martin | Felixstowe | IP11 0QL

£280,000

NICHOLAS
ESTATES

Kirton Road | Trimley St. Martin
Felixstowe | IP11 0QL
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A well presented two bedroom semi-detached cottage situated on the outskirts of Trimley St Martin, set back from the main road, with a deceptive 70' (STMS) rear garden. The accommodation comprises, entrance hall, lounge with open fireplace, rear lobby providing access to the downstairs bathroom and the kitchen/dining area. The first floor offers, master bedroom with a fitted wardrobe and a second single bedroom. Outside the property is approached via a shingle driveway providing off road parking for several vehicles and leads to the single detached garage. To the rear the east facing garden is largely laid to lawn, with paved patio, outbuilding and wood store area. The property is offered with no onward chain.

- No Onward Chain
- Lounge with Open Fireplace
- 2 cosy bedrooms
- Charming semi-detached cottage
- Ideal for first-time buyers
- Semi-Detached Cottage
- Kitchen/Dining Area
- Modern bathroom
- Close to local amenities

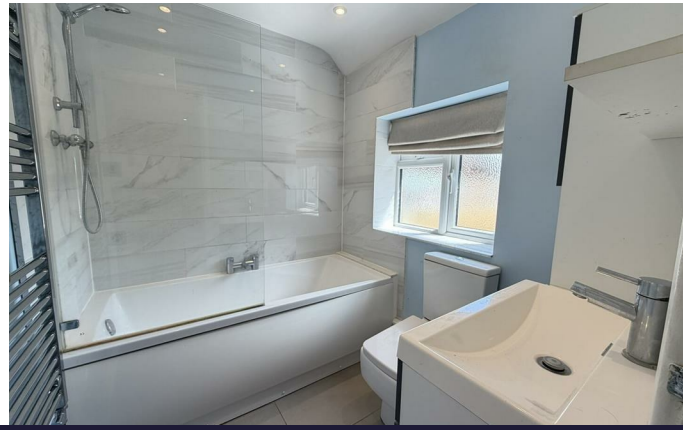
Entrance Hall

Front aspect double composite door, brush mat flooring, carpet and stairs to 1sr floor, door to;

Lounge

19'1 max x 12'6 max (5.82m max x 3.81m max)

Front & side aspect double glazed windows, carpet, two radiators, carpet, fireplace with open fire, understairs storage and fitted cupboard, door to;



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Rear Hall
Rear aspect double glazed door, tiled flooring, doors to;

Bathroom
Rear aspect double glazed window, tiled flooring, heated towel rail, low level flush w/c, vanity unit with wash basin and storage cupboards, recessed spot lights and a panelled bath with shower over and tiled surround.

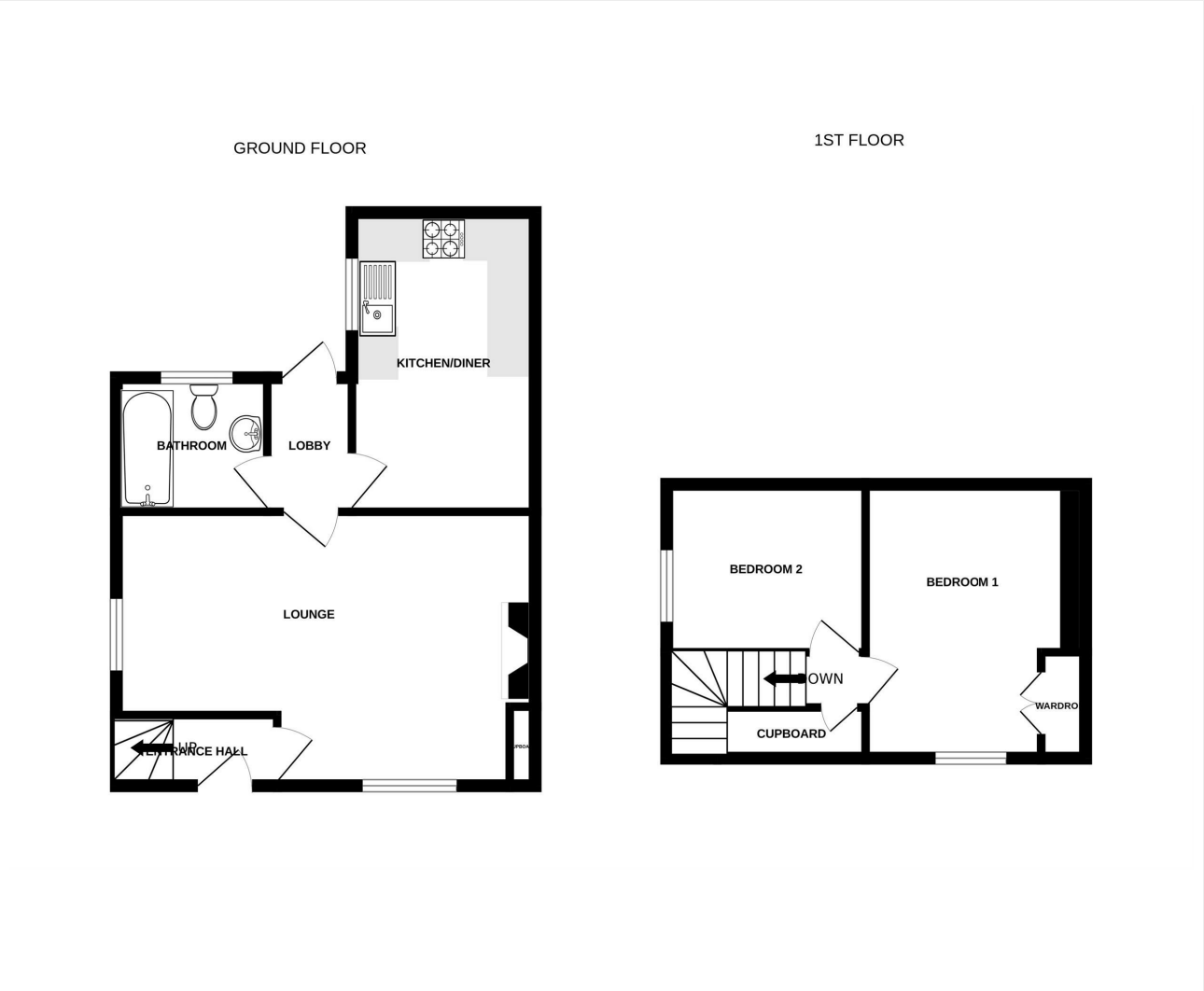
Kitchen/Dining Area
15'2 x 8'3 (4.62m x 2.51m)
Side aspect double glazed window, tiled floor, radiator, integral dishwasher, space for washing machine and tumble dryer, integral electric oven and 4 ring gas hob with extractor fan over, wall mounted gas fired combi-boiler, wall and base mounted units and a work surface with stainless steel sink & drainer.

Landing
Storage cupboard, carpet, doors to;

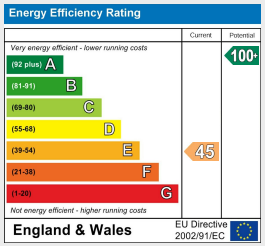
Bedroom 2
8'4 x 7'7 (2.54m x 2.31m)
Side aspect double glazed window, radiator and carpet.

Bedroom 1
12'7 x 10'5 max (3.84m x 3.18m max)
Front aspect double glazed dormer window, carpet, radiator and fitted wardrobe.

Garage
16'3 x 9'3 (4.95m x 2.82m)
Up & over door



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



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