



 2  
Bedrooms

 1  
Bathroom



This charming two-bedroom terraced house is located on Margaret Street in Felixstowe. The property features a modern kitchen, a spacious living area, modern bathroom and a well-maintained garden. this home offers comfortable living in a popular and convenient location.

This two-bedroom terraced house offers a comfortable and practical living space in a pleasant residential close. Margaret Street is conveniently located within easy reach of Felixstowe's vibrant town centre and is also close to local shops, schools, Felixstowe's award winning beaches and good transport links.

The property has recently been updated to create a practical and modern home including; full re-wiring, a modern kitchen, modern bathroom, new carpets, two well-proportioned double bedrooms, each offering ample natural light and space, and a good sized west-facing back garden. The property also benefits from 'Everest' double glazing and gas central heating throughout.

#### **Living room** 7.03m x 3.93m (23' 1" x 12' 11")

Modern composite partially glazed front door opens into the large open-plan and dual-aspect living room, with double glazed windows to the front and to the rear aspects, central staircase rising to the first floor, two radiators, feature tiled fireplace with mantelpiece and decorative electric fire, carpets, doorway leading through to:

#### **Kitchen** 2.43m x 1.80m (8' x 5' 11")

UPVC double glazed window to side aspect, marble effect laminate worktops with inset single-bowl stainless steel sink, integrated electric hob, integrated electric oven, space for upright fridge freezer, modern white-gloss-finish cupboards and drawers at floor level and matching eye-level cupboards, partially tiled walls, vinyl flooring, half glazed UPVC double glazed door to garden.

#### **Utility room** 1.88m x 1.68m (6' 2" x 5' 6")

Accessed from the garden, this is a brick built utility room with pitched tiled roof and concrete floor. The room contains the wall mounted Worcester gas Combi boiler, marble effect laminate worktops & white gloss cupboards at floor level and eye level (which match those in the kitchen), space, plumbing & electrics for washing machine.

#### **Top hallway** 3.90m x 0.80m (12' 10" x 2' 7")

Hatch to loft (which is insulated and partially boarded), head height cupboard containing the new electrical consumer unit, carpet, doors to:

#### **Master bedroom** 3.92m x 3.02m (12' 10" x 9' 11")

Double glazed window to front aspect, radiator, chimney breast with original fireplace, built-in cupboard, picture rails, carpet.

#### **Bedroom two** 3.05m x 3.02m (10' x 9' 11")

Double glazed window to rear aspect, radiator, built-in cupboard, carpet.

#### **Bathroom** 2.40m x 1.81m (7' 10" x 5' 11")

Double glazed window to rear aspect, radiator, vinyl flooring, new white three-piece bathroom suite consisting of bath with shower mixer tap and riser, vanity unit with hand wash basin, WC, partially tiled walls, extractor fan.

#### **Garden**

The west facing back garden is fully enclosed with wooden fencing and has a pedestrian access gate to the rear. The majority of the garden is laid to gravel, with planting edges to either side and to the far end as well as a small concrete patio area by the garden door. The planted areas contain a variety of established flowering plants, shrubs and flowers. Access to the utility room is via the garden.

#### **Additional Information**

We understand from the current owner, that the boiler was installed in 2017, the windows were supplied and professionally installed by Everest double glazing roughly 10 years ago, re-wiring works were carried out in 2020. Floor coverings, complete kitchen and bathroom all replaced in January 2026. Wainwrights Estate & Lettings Agent Ltd. Co No. 14699401. Trading Address: 156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS. Misrepresentation Act 1967 and Property Misrepresentations Act 1991.

This advertisement or these particulars do not constitute any part of an offer or contract. All measurements are given as a guide, and no liability can be accepted for any errors arising from. No responsibility is taken for any other error, omission, or misstatement in these particulars not for any expenses incurred by the applicants for whatever reason. No representation or warranty is made in relation to this property whether in these particulars, during negotiations or otherwise. Intending purchasers will be asked to produce identification documentation and proof of funds at a later stage. Wainwrights has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Council tax band A - £1,472.20 (2025/2026). Energy Performance Rating: C.

