



 1  
Bedroom

 1  
Bathroom



Wainwrights are pleased to present this one-bedroom end of terrace house, offered with no onward chain, and situated in a quiet cul-de-sac within Ashround Close, Trimley St Martin. The property offers bright and airy accommodation including a modern lounge/diner, fitted kitchen, double bedroom with built-in storage, and a contemporary bathroom, further benefiting from gas central heating and UPVC double glazing.

Outside benefits include front and side gardens, a private driveway and brick-built garage, plus an additional rear garden providing a pleasant outdoor space.

Ideally located close to major road links, countryside walks and within easy reach of Felixstowe's vibrant town centre & Trimley train station, this property is perfect for first-time buyers or investors seeking a home that is both pleasant and practical, with no onward chain.

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

01394 275276

## Outside

The front garden also extends round to the side of the property. The driveway provides hard standing for one vehicle and leads to the garage. There is a short pathway to the side of the garage which leads to an additional garden area.

## Lounge / Diner 4.15m x 4.77m (13' 7" x 15' 8") at widest points

UPVC double glazed entrance door opening into a bright dual-aspect lounge/diner with windows to the front and side. Features include a radiator, internet/telephone points, wall-mounted heating thermostat, and stairs leading to the first floor. Finished with grey wood-effect laminate flooring. Doorway to kitchen.

## Kitchen 1.79m x 1.99m (5' 10" x 6' 6")

Fitted with matching base and eye-level units, wood-effect laminate worktops, and a stainless steel single bowl sink with mixer tap. Space for cooker, washing machine, and fridge/freezer. UPVC double glazed window to front aspect, spotlights to ceiling, and continuation of grey wood-effect laminate flooring from the lounge/diner.

## First Floor Landing

Carpeted stairs with wooden handrails to both sides lead to the first floor landing, with doors to the bedroom and bathroom.

## Bedroom 4.17m x 2.47m (13' 8" x 8' 1")

A bright dual-aspect double bedroom with UPVC double glazed windows to the front and side. Built-in double wardrobe with hanging rail and shelving, additional built-in storage cupboard, radiator, ceiling spotlight fitting, and access to loft space.

## Bathroom 2.20m x 1.81m (7' 3" x 5' 11")

Fitted with a panelled bath with shower mixer tap and glass screen, wash basin, and WC. Fully tiled walls and tiled flooring, opaque UPVC double glazed window to front aspect, radiator, and ceiling extractor fan.

## Garage 5.06m x 2.42m (16' 7" x 7' 11") at narrowest internally

Brick-built single garage with tiled pitched roof, up-and-over door to front, lighting and power connected, storage space in roof void, air bricks for ventilation, and concrete floor (partially carpeted to rear section).

## Utilities Cupboard

This is integral to the house and contains the Worcester Bosch gas combi boiler, electrical consumer unit, and gas/electric smart meters.

## Additional Garden Area 4.22m x 6.00m (13' 10" x 19' 8")

The south-facing garden, accessed via the path alongside the garage, is mainly laid to lawn, with a small paved area and a planting border. The garden is enclosed by a brick wall to one end, with , picket fencing, and wooden panel fencing to the sides, as well as a wooden entrance gate.

## Communal parking area

Hardstanding communal parking area (for approximately eight vehicles). Potential purchasers are advised to confirm rights of use as part of the conveyancing process.

## Additional Information

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. We are advised by the

current owners that the additional garden area was created in agreement together with the owners of the neighbouring properties so they each now have private gardens, from what was initially a larger area shared between the four properties. 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 - £1,446.09



Guide price £159,950

Ashground Close, Trimley St Martin, IP11



Approx: 40 Sq Metres total Floor Area

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Address: Ashground Close, Trimley St Martin, IP11

