




£230,000

Kentford Road, Felixstowe, IP11



 3

Bedrooms

 1

Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
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Wainwrights presents this well-presented three-bedroom terrace house with a single garage, offered for sale with no onward chain.

Recently redecorated and recarpeted, the property comprises an entrance porch, lounge, kitchen, three bedrooms and a family bathroom. Benefits include UPVC double glazing and gas central heating.

An ideal opportunity for first-time buyers, families or investors.

Front Garden

The front garden is partially laid to lawn, with a stone bed beneath the lounge window and a pathway leading from the road to the front door.

Entrance Porch

Entered via a partially opaque glazed UPVC front door, the entrance porch features laminate flooring, a side aspect UPVC double glazed window, a useful cupboard housing the gas and electric meters, and a door leading through to the lounge.

Lounge *4.60m x 4.26m (15' 1" x 14')*

A spacious front-facing lounge with new carpet, UPVC double glazed window to the front aspect, radiator, coving to the ceiling, stairs rising to the first floor, and access from the entrance porch.

Kitchen / Diner *4.59m x 2.90m (15' 1" x 9' 6")*

Fitted with a range of matching wooden wall and base units, a stainless steel one-and-a-half bowl sink and drainer, space for an oven, washing machine and dishwasher, and housing the boiler. Further benefits include vinyl flooring, partially tiled walls, radiator, coving to the ceiling, UPVC double glazed window to the rear aspect, and double glazed patio doors opening onto the rear garden.

First Floor Landing

With new carpet, loft hatch access, and doors leading to all first floor rooms.

Bedroom One *3.41m x 2.54m (11' 2" x 8' 4")*

A rear aspect bedroom featuring new carpet, UPVC double glazed window, radiator, coving to the ceiling, and a bulkhead over the stairs.

Bedroom Two *3.79m x 2.55m (12' 5" x 8' 4")*

A well-proportioned front aspect bedroom with new carpet, UPVC double glazed window, radiator, coving to the ceiling, and a bulkhead over the stairs.

Bedroom Three *2.40m x 1.97m (7' 10" x 6' 6")*

A front aspect bedroom with new carpet, UPVC double glazed window, radiator, and coving to the ceiling. Ideal as a bedroom, nursery or home office.

Bathroom *2.03m x 1.99m (6' 8" x 6' 6")*

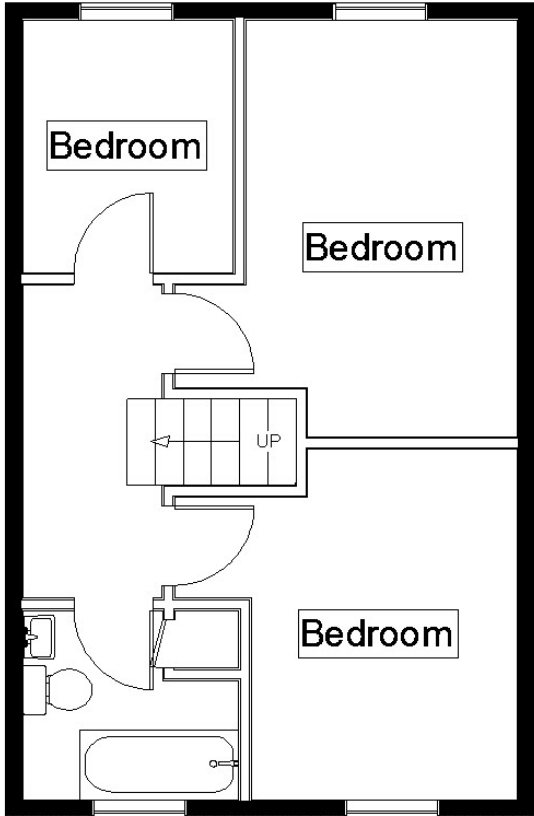
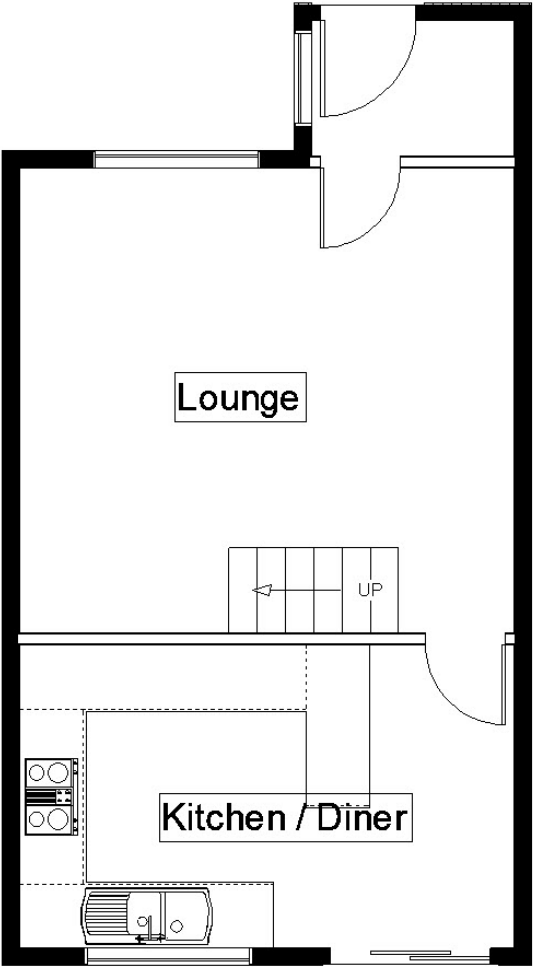
Fitted with a three-piece white suite, the bathroom also benefits from vinyl flooring, partially tiled walls, radiator, opaque UPVC double glazed window to the rear aspect, and an airing cupboard housing the hot water tank.


Rear Garden

The rear garden features a patio area, lawned section, and gated access to a footpath leading to the garage.

Additional Information

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		92
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Address: Felixstowe, IP11

