



£305,000

Upperfield Drive, Old Felixstowe, IP11



2

Bedrooms



1

Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS
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Wainwrights presents this well-proportioned two-bedroom terraced bungalow, situated in a quiet and popular residential area close to open countryside offered with no onward chain. The accommodation includes a spacious dual-aspect lounge, kitchen/dining room, two good-sized bedrooms, bathroom and separate cloakroom. Outside, the property benefits from a west-facing rear garden, together with a garage and off-road parking. Although requiring some modernisation, the property offers plenty of potential for a buyer to update and create a home to their own taste.

Outside front

A short pathway leads from the road to the property. The pleasant front garden is bordered by established hedging, with a concrete path leading to the entrance porch.

Entrance porch

A UPVC double-glazed entrance porch with tiled flooring and space for coats and footwear. The gas meter is also housed here.

Entrance hallway *3.50m x 2.10m at the deepest (11' 6" x 6' 11")*

A fully glazed door opens from the porch into the hallway, which features carpet, a built-in storage cupboard, loft access and doors leading to all rooms. A further cupboard houses the electricity meter.

Lounge *5.50m x 3.45m (18' 1" x 11' 4")*

A spacious dual-aspect reception room with a UPVC double-glazed window to the front and sliding patio doors opening onto the rear garden. Further features include a wall-mounted gas fire, radiator, carpet, a feature ceiling light and matching wall lights.

Kitchen/dining room *5.20m x 3.50m at the widest point (17' 1" x 11' 6")*

A well-proportioned room with UPVC double-glazed windows to the side and rear, together with a door opening onto the rear garden. The kitchen is fitted with wood-effect laminate worktops, floor-level and matching wall-mounted cupboards, and partially tiled walls. There is space and plumbing for a washing machine, space for a freestanding gas cooker, vinyl flooring and a carpeted dining area. The room also benefits from a built-in pantry with a small window, a storage cupboard and a further cupboard housing the hot-water cylinder.

Master bedroom *5.50m x 2.90m (18' 1" x 9' 6")*

A generous double bedroom with a UPVC double-glazed window overlooking the rear garden, radiator, carpet and a built-in double wardrobe.

Bedroom two *3.30m x 3.20m (10' 10" x 10' 6")*

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

Bathroom *2.00m x 1.70m (6' 7" x 5' 7")*

Featuring a bath and hand wash basin, with partially tiled walls, vinyl flooring, radiator and a UPVC double-glazed window to the front aspect.

Cloakroom *2.00m x 0.90m (6' 7" x 2' 11")*

Featuring a WC, radiator, tile-effect vinyl flooring and a UPVC double-glazed window to the front aspect.

Rear garden *11.60m x 10.30m (38' 1" x 33' 10")*

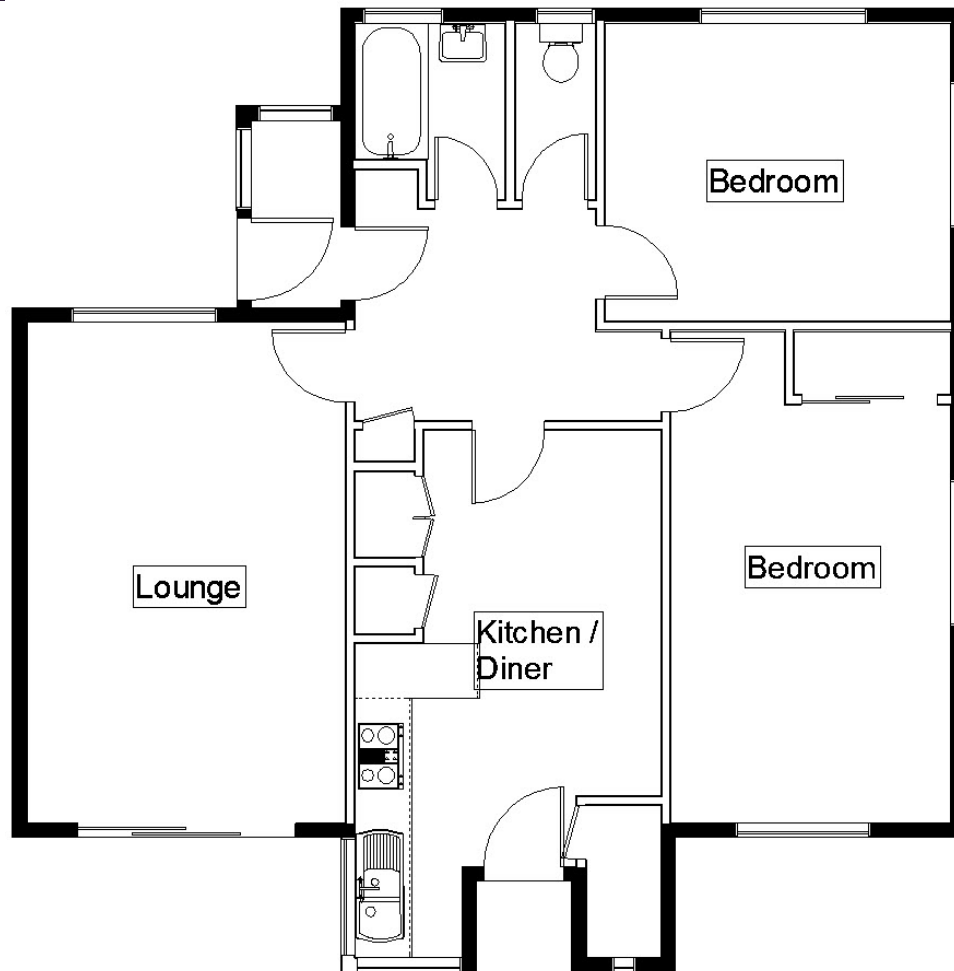
The west-facing rear garden is fully enclosed by wooden panel fencing and has gated rear access. A concrete patio provides space for outdoor seating, with a pathway extending through the garden to a wooden shed with a pitched felt roof. The garden would benefit from some attention.

Garage and parking *5.00m x 2.64m (16' 5" x 8' 8")*

The garage is positioned in the middle of a block of three and is approached by a driveway providing parking for one vehicle. It is brick-built with a pitched tiled roof, concrete floor and an up-and-over door.

Additional Information

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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