Guide price £187,000

Haslemere, Victoria Road, Felixstowe, IP11

1 Bedroom

1 Bathroom

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

01394 275276

Guide price £187,000

Haslemere, Victoria Road, Felixstowe, IP11

Wainwrights is pleased to present this beautifully appointed ground floor flat forming part of a characterful Victorian conversion. This elegant property offers a rare combination of period charm and modern convenience, benefiting from a long lease and a share of the freehold, providing added peace of mind for discerning buyers.

The flat features spacious, well-proportioned rooms with high ceilings and sash windows, complemented by a converted basement, ideal for use as additional living space, a home office, or storage. Externally, the property boasts two private parking spaces, a valuable asset in this sought-after central location.

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS
enquiries@wainwrights.co.uk
01394 275276

Outside front *There is a shared large driveway with allocated parking for two vehicles front to back*
Communal front door opens into pleasant lobby with further internal doors leading to a personal front door

Entrance hallway
Personal front door opens into the internal hallway which has double glazed safety glass stained glass windows and carpets with doors to:

Bathroom *2.36m x 1.47m (7' 9" x 4' 10")*
Tiled flooring, fully tiled walls all around, window to rear aspect, radiator, bath with shower screen and shower over, hand wash basin, WC.

Reception Room *3.98m x 3.03m (13' 1" x 9' 11")*
Window to rear aspect, radiator, feature fireplace with wooden surround and mantle, matching wooden cupboards in alcoves either side, tiled hearth and surround. Doors to:

Basement Room *4.79m x 3.46m (15' 9" x 11' 4")*
Radiator, tilt and swing window which doubles as a fire escape to the private courtyard, carpet, chimney breast, under stairs storage cupboard, according to the vendor the area has been fully tanked 10 years ago, door to cloakroom with hand wash basin, WC, fully tiled walls, tiled flooring.

Kitchen *4.23m x 2.09m (13' 11" x 6' 10")*
The wooden door leads from reception room into the kitchen. UPVC fully double glazed door to private courtyard, wood effect tiled flooring, chrome radiator, partially tiled walls, skylight Velux to ceiling, laminate worktops with single bowl stainless steel sink, inset electric hob, range of wood effect cupboards and drawers at floor level and matching eyelevel cupboards, stainless steel splash back behind hob, stainless steel hood. Under-counter fridge, under-counter freezer, under-counter dishwasher, washing machine.

Rear lobby *2.25m x 1.26m (7' 5" x 4' 2")*
Additional alcove which houses the wall mounted valiant gas Combi boiler firing the central heating system. Carpet, fire alarm call point, BT open reach master socket, partially glazed door with glazed side panel leading to the rear garden, and doors from the rear lobby leading to a cloakroom and the bedroom

Bedroom *4.67m x 2.92m (15' 4" x 9' 7")*
UPVC door fully double glazed with glazed side panels either side to rear garden aspect, UPVC double glazed window to private courtyard and seperate door to private courtyard, radiator, carpet.

Cloakroom
Sliding wooden door opens from rear lobby into the cloakroom, fully tiled walls, chrome radiator, hand wash basin with cupboard under, WC, vinyl flooring, extractor fan.

Outside rear *9.00m x 19.00m (29' 6" x 62' 4")*

The outside area is shared with the other residents of the building and there are two rotary washing lines, a storage shed which is subdivided with cupboard space for each resident. There is a paved area immediately outside the back door and leading from the bedroom door with space for exterior seating/table, there are paved pathways, lawn areas, mature trees and shrubs and a variety of flowering plants, wall perimeter to the far end and wooden fencing with concrete posts to the sides. Padestrian gate to the rear providing access to Orwell Road.

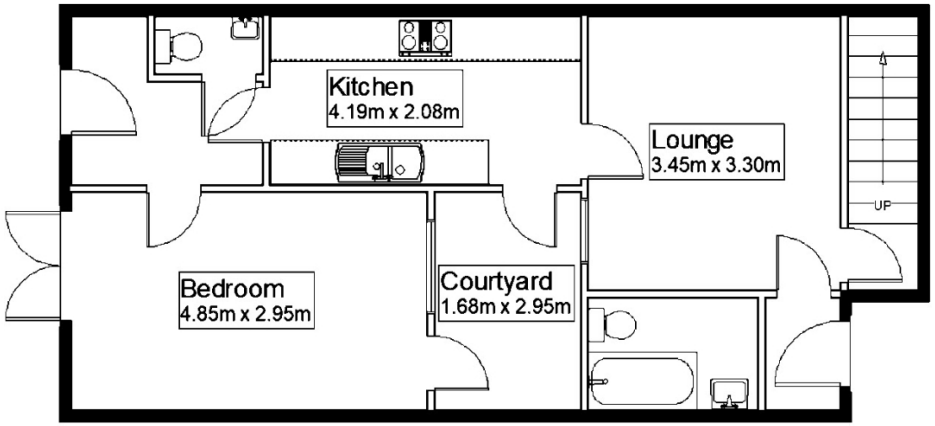
Additional Information

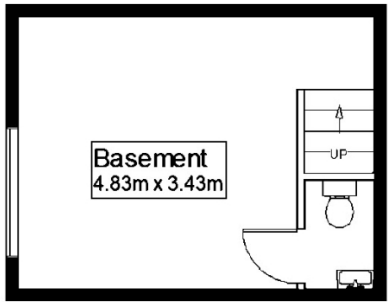
Wainwrights Estate & Lettings Agent Ltd. Co No. 14699401. Trading Address: 156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS. Misrepresentation Act 1967 and Property Misrepresentations Act 1991. This advertisement or these particulars do not constitute any part of an offer or contract. All measurements 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. 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. We believe from the vendor the service charge is £120.00 pcm includes buildings insurance, gardening, repairs etc and there is no ground rent. There is 995 years remaining on the lease. 1/6th Share of Freehold. There are NO PETS allowed at the property.

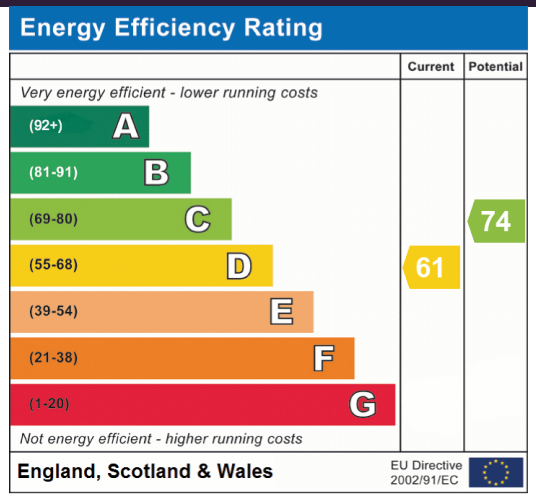
Wainwrights

Guide price £187,000

Haslemere, Victoria Road, Felixstowe, IP11







Address: Haselmere, IP11

Property Redress

DPS

ClientMoney Protect

naea propertymark PROTECTED

arla propertymark PROTECTED

rightmove

ico. Information Commissioner's Office