



£249,500

Colneis Road, Old Felixstowe, IP11



2

Bedrooms



1

Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS
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Colneis Road, Old Felixstowe, IP11



Wainwrights present this two-bedroom semi-detached bungalow in Old Felixstowe, offered with no onward chain. In need of modernisation, it offers plenty of scope for a buyer to make it their own. The property has a lounge/dining room opening onto the south-facing rear garden, a kitchen, bathroom and separate WC, along with off-road parking and an integral garage.

Entrance porch and hallway

The entrance porch leads into the hallway, which provides access to the main rooms and the rear lobby.

Lounge/dining room *6.10m x 3.70m at widest (20' x 12' 2")*

A good-sized room with sliding glazed doors opening onto the rear garden, an electric storage heater and a chimney breast. A door leads through to bedroom one.

Kitchen *3.20m x 2.60m (10' 6" x 8' 6")*

Fitted with worktops, cupboards and a stainless steel sink, with space for an electric cooker and space and plumbing for a washing machine and dishwasher. There is a pantry cupboard, an airing cupboard housing the hot water cylinder, an electric storage heater and a window to the front aspect. A small serving hatch opens through to the lounge/dining room.

Bedroom one *3.31m x 3.30m (10' 10" x 10' 10")*

A double bedroom overlooking the rear garden, with a built-in wardrobe, electric storage heater and carpet.

Bedroom two *3.30m x 2.12m (10' 10" x 6' 11")*

With a window to the side aspect, built-in wardrobe, electric storage heater and carpet.

Bathroom *2.11m x 1.97m (6' 11" x 6' 6")*

Fitted with a bath with electric shower over, wash hand basin and WC. There is an obscured window to the front aspect, an extractor fan and an electric storage heater.

Rear lobby and WC

The rear lobby has a glazed door opening outside and provides access to the separate WC and integral garage.

Outside

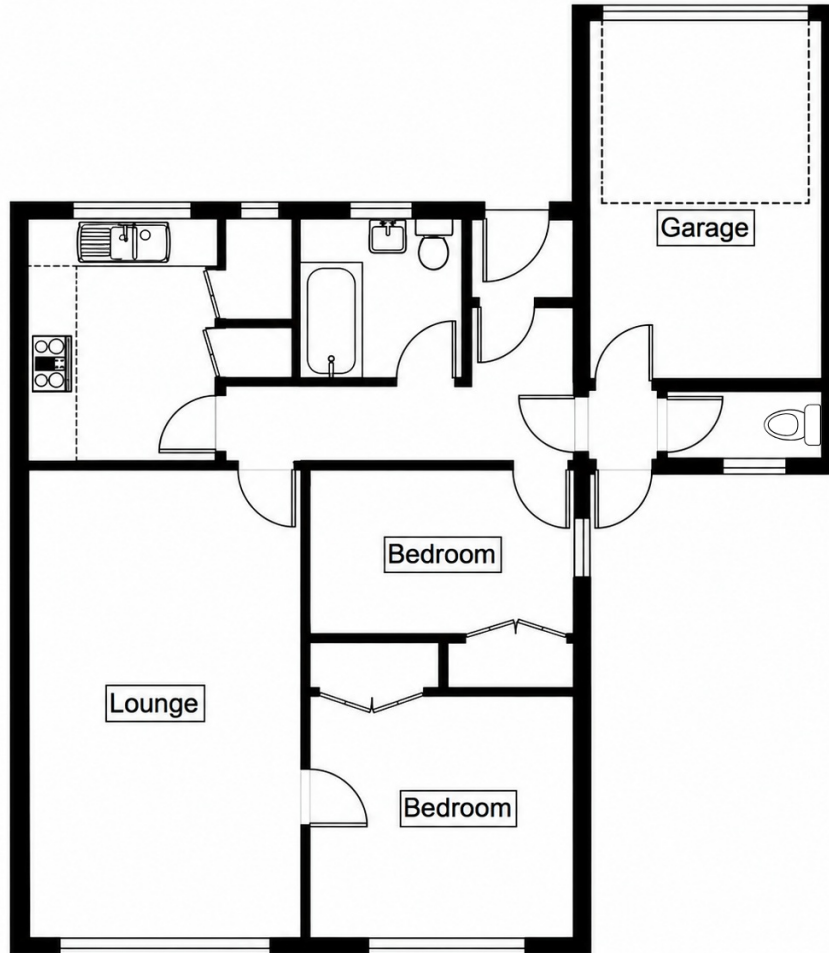
To the front, a driveway provides off-road parking alongside a lawned garden. The south-facing rear garden has a patio adjoining the bungalow and is mainly laid to lawn, with established shrubs along the borders. A side courtyard area is accessible from the rear lobby and has an outside tap.

Integral garage *4.95m x 3.00m (16' 3" x 9' 10")*

Accessed from the rear lobby, with an up-and-over door to the front, a concrete floor and the electric meter and consumer unit.

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		
(55-68) D		
(39-54) E	52	79
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address: FELIXSTOWE, IP11

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	82	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		

