



£285,000

Carol Close, 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 semi detached bungalow. Located in the sought-after area of Old Felixstowe, conveniently close to local amenities, the property is offered for sale with no onward chain. The bungalow benefits from a spacious lounge, kitchen with access to the garden, two double bedrooms and a wet room. While the property would benefit from some updating, it provides excellent potential for buyers looking to put their own stamp on a home. Outside, the property has a lawned front garden with a mature cherry tree, a private rear garden with shed and planting areas, and a garage with off-road parking.

## Outside Front

A concrete pathway leads from the garage and parking area to the front door. The front garden is mainly laid to lawn on either side, featuring a mature cherry tree, shrubs and a side access gate.

## Entrance Porch & Hallway *5.29m x 0.90m (17' 4" x 2' 11")*

Wooden half-glazed front door leading into the entrance porch, with a further mainly glazed internal door opening into the hallway with vinyl flooring. Doors provide access to all rooms. A hallway cupboard houses the warm air heating system.

## Lounge *5.24m x 3.35m (17' 2" x 11' )*

Spacious lounge with a large UPVC double-glazed window to the front aspect, carpet flooring and a decorative fireplace. Floor vent providing warm air heating.

## Kitchen *3.35m x 3.13m (11' x 10' 3")*

UPVC double-glazed window to the front aspect. Door and window to the side providing access to the garden. Space for washing machine, oven and fridge. Pantry cupboard and air vent connected to the warm air heating system. Sink. Some cupboards with work tops over. Requires modernisation.

## Master Bedroom *4.03m x 3.35m (13' 3" x 11' )*

Double bedroom with UPVC double-glazed window to the rear aspect, carpet flooring and warm air heating vent.

## Bedroom Two *3.75m x 3.03m (12' 4" x 9' 11")*

UPVC double-glazed window to the rear aspect, carpet flooring and warm air heating vent.

## Wet Room *2.71m x 1.81m (8' 11" x 5' 11")*

Fitted wet room with UPVC double-glazed opaque window to the side aspect. Altro flooring, walk-in shower, WC and wash hand basin. Airing cupboard with heated towel rail.

## Rear Garden *9.21m x 16.90m (30' 3" x 55' 5")*

Accessed via the kitchen with a wooden gate leading to the front. The garden includes bin storage, a wooden shed, mature trees and a planted border area. The garden faces approximately north-west. Outside cupboard housing the electric meter, along with an external power socket and outside tap.

## Garage

Single garage with up-and-over door, window to the rear and parking space in front. Hardstanding access from the road.

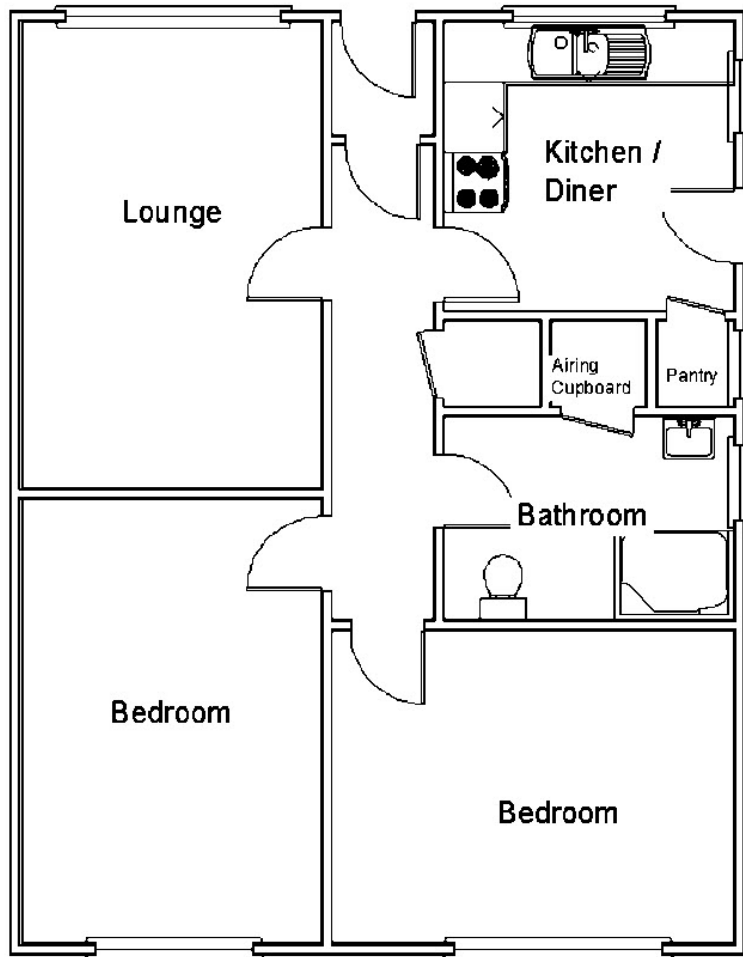
## Additional Information

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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