



£170,000

Cornwall Road, Felixstowe, IP11



1

Bedroom



1

Bathroom

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

01394 275276



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Wainwrights presents this one-bedroom end-terrace bungalow, offering practical single-storey accommodation with generous outside space.

The accommodation includes an entrance hallway, lounge/diner, fitted kitchen, spacious bedroom with walk-in wardrobe and shower room. Externally, the property benefits from a wooden terrace, enclosed rear and side garden areas, planted borders, storage cupboards and space for laundry appliances.

A great opportunity for buyers seeking a manageable bungalow with private outside space.

Entrance Hallway *3.08m x 1.60m (10' 1" x 5' 3")*

Narrowing to 0.93m Entered via a partially glazed UPVC front door, the hallway provides access to all rooms and features carpeted flooring, radiator, loft hatch access, wall-mounted gas meter and electrical consumer unit.

Lounge / Diner *5.30m x 3.15m (17' 5" x 10' 4")*

A well-proportioned lounge/diner with UPVC double glazed windows to the side and rear aspects, and a partially glazed UPVC door with obscure glass and matching side panel opening to the side/rear aspect. Further features include wood-effect laminate flooring, radiator, and a feature gas fireplace with wooden surround.

Kitchen *2.93m x 2.19m (9' 7" x 7' 2")*

A fitted kitchen with UPVC double glazed window to the side aspect, tile-effect vinyl flooring, and fixed glazed panel to the hallway. The kitchen comprises marble-effect laminate worktops, inset single drainer stainless steel sink, four-burner gas hob, integrated oven, cooker hood, space and plumbing for a dishwasher, built-in cupboard, and a range of wood-effect wall and base units with drawers.

Bedroom *5.21m x 2.76m (17' 1" x 9' 1")*

Measurements including walk-in wardrobe A spacious bedroom with UPVC double glazed window to the rear aspect, radiator and wood-effect laminate flooring. The measurements include a large walk-in wardrobe area with carpet, shelving, hanging space and lighting.

Shower Room *2.13m x 1.53m (7' x 5')*

Fitted with a walk-in shower with thermostatic mixer tap, chrome and glass door and panel, hand wash basin and WC. Additional features include an obscure UPVC double glazed window to the front aspect, dark tile-effect vinyl flooring, radiator and fully tiled walls.

Outside *8.86m x 8.11m (29' 1" x 26' 7")*

The rear door from the lounge/diner opens directly onto a wooden terrace, part of which is covered, leading to the main rear garden. The garden is mainly laid to lawn with pathways to the side and rear, planted borders, established flowering shrubs and general planting. The garden is fully enclosed by wooden panel fencing. There is further enclosed garden space to the side of the property, mainly laid to slate chippings, with a pathway leading along the side of the house to the front gate. To the front, there is a sheltered open porch area with storage cupboards to either side. One large storage cupboard houses the Baxi Protech gas combination boiler and also provides plumbing for a washing machine, lighting, a shelf for a tumble dryer and an obscure UPVC double glazed window.

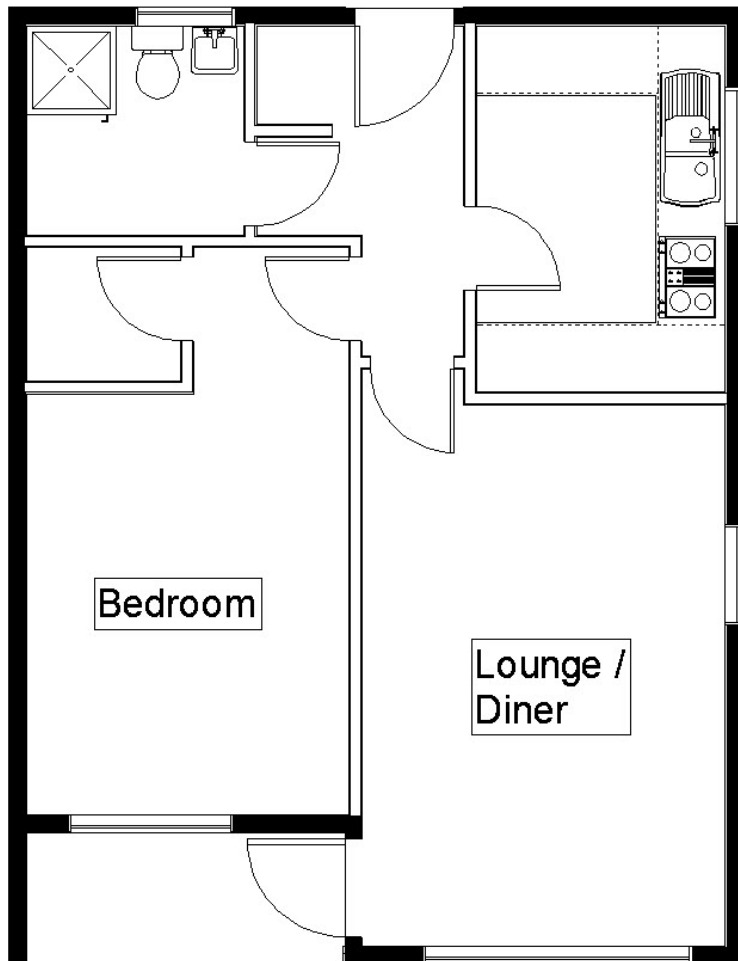
Additional Information

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	67	
(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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