



71 St. Martins Green, Trimley St. Martin, IP11 0YD

£225,000 FREEHOLD

Offered for sale with no onward chain and seemingly ideal for a first time buyer is this two bedroom end of terrace home located in the popular residential village of Trimley St Martin.

In addition to the two bedrooms the property benefits from off road parking, garage and a south east facing rear garden.

The accommodation in brief comprises entrance porch, lounge/diner, kitchen, upstairs are two bedrooms and a bathroom, heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

The property is situated in the Village of Trimley St Martin, a short distance from open countryside and is within easy access via the A14 to the County town of Ipswich and is three miles from Felixstowe's main town centre.

UPVC ENTRANCE DOOR

Opening into :-

ENTRANCE PORCH 3' 7" x 3' 3" (1.09m x 0.99m)

Laminate flooring, door opening into :-

LOUNGE/DINING ROOM 19' x 11' 7" (5.79m x 3.53m)

Laminate flooring, radiator, TV point, window to front aspect, stairs leading up to first floor with an under stairs storage cupboard and an archway into :-

KITCHEN 11' 7" x 7' 2" (3.53m x 2.18m)

Comprising fitted worktops with a tiled splashback, fitted storage units above and matching units and drawers below, stainless steel sink unit with mixer tap and single drainer, space and plumbing available for washing machine, further space available for freestanding fridge, freezer and cooker, tiled flooring, windows and door to rear aspect.

FIRST FLOOR LANDING

Window to side aspect, radiator, access to loft space and doors to :-

BEDROOM ONE 11' 7" x 11' (3.53m x 3.35m)

Radiator, window to rear aspect, above stairs airing cupboard housing combi boiler.

BEDROOM TWO 11' 8" x 8' 5" (3.56m x 2.57m)

Radiator, window to front aspect, open faced fitted wardrobes.

BATHROOM 6' 5" x 5' 7" (1.96m x 1.7m)

Suite comprising low level WC, wash hand basin, panelled bath with mixer tap and shower over, part tiled walls, extractor.

OUTSIDE

To the front of the property is a concrete hard standing area enabling off road parking for at least two cars, the remainder of the front garden is laid to lawn, there is also a side access gate and access to the garage.

GARAGE

With up and over door.

REAR GARDEN

The rear garden is of south easterly aspect and is enclosed by fencing and is mainly laid to lawn with a patio area, outside lighting and outside tap.

COUNCIL TAX

Band 'B'





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

