



The Wheelwrights | Trimley St. Mary | Felixstowe | IP11 0YR

Guide Price £180,000

NICHOLAS
ESTATES

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Felixstowe | IP11 0YR
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A two bedroom terrace house situated at the end of a cul-de-sac in the popular village of Trimley St Mary, requiring modernisation and updating throughout. The accommodation comprises, lounge and kitchen/diner to the ground floor. The first floor offers two bedrooms and a bathroom. Outside the property benefits a driveway providing off road parking and a fully enclosed rear garden. Benefitting, gas fired central heating and uPvc double glazed windows. The property is offered with no onward chain.

- No Chain
- Requires Modernisation & Updating
- Two Bedrooms
- Off Road Parking
- Cul-De-Sac Location

Lounge

15'9 x 12'3 (4.8m x 3.73m)

Front aspect double glazed door, front aspect double glazed window, carpet and radiator, stairs to 1st floor and door to;





Kitchen/Diner

12'3 x 8'8 (3.73m x 2.64m)

Rear aspect door, rear aspect window, radiator, tiled flooring, work surface with stainless steel sink & drainer, wall mounted gas fired boiler, wall and base mounted units.

Landing

Carpet, loft access, doors to;

Bedroom 1

12'3 x 8'8 (3.73m x 2.64m)

Rear aspect window, carpet and radiator.

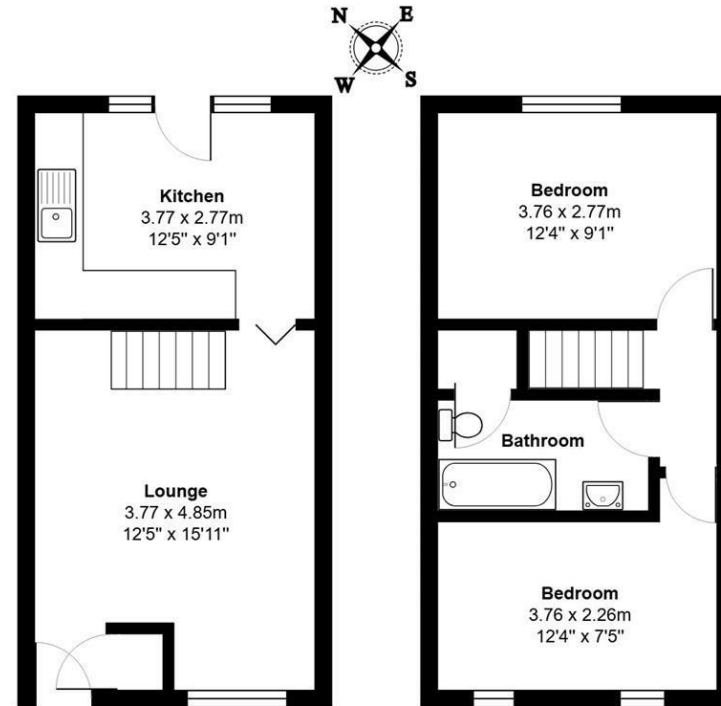
Bathroom

Low level flush w/c, hand wash basin, radiator, over stairs airing cupboard, tile effect vinyl flooring, panelled bath with tiled splash backs.

Bedroom 2

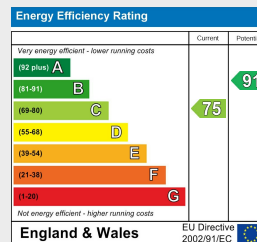
12'3 x 7'4 (3.73m x 2.24m)

Two front aspect double glazed windows, carpet and radiator.



Total Area: 58.6 m² ... 631 ft²

Council Tax Band **B** EPC Rating **C**



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