



£195,000

Boxford Court, Felixstowe, IP11



2

Bedrooms



1

Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
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Wainwrights presents this two-bedroom semi-detached house, ideally situated within a quiet residential close. The property offers well-proportioned accommodation throughout, including an entrance porch, a spacious living room, and a fitted kitchen/diner with direct access to the rear garden.

On the first floor are two double bedrooms and a bathroom, all accessed via a central landing. Externally, the home benefits from driveway parking for two vehicles, a garage, and a well-maintained front garden. The enclosed rear garden is thoughtfully arranged with patio area, raised lawn, established planting, and a good degree of privacy.

This property would benefit from some updating and would make an ideal first-time purchase, investment opportunity, or downsizing option, and is conveniently located close to the Morrisons supermarket, other local amenities, transport links, and schools.

Outside Front

Situated within a quiet close, the property benefits from a dropped kerb leading to a driveway providing off-road parking for at least two large vehicles in front of the garage. The front garden is mainly laid to lawn with a paved pathway leading to the front door, a small planting border, and a well-established Holly bush. The gravel driveway continues to the garage, with a side access gate providing direct entry to the rear garden.

Entrance Porch *1.64m x 1.30m (5' 5" x 4' 3")*

Accessed via a UPVC fully opaque double-glazed front door. The porch provides an intermediate space to the main house and benefits from a sloping tiled roof, UPVC double-glazed window to the side aspect, coving to the ceiling and wood effect flooring. A glazed wooden panel door opens into the living room.

Living Room *3.70m x 4.30m (12' 2" x 14' 1")*

A well-proportioned reception room with a uPVC double-glazed window to the front aspect. Stairs rise to the first floor and a glazed panelled wooden door leads through to the kitchen/diner. Features include carpeted flooring, a chimney breast with wall-mounted gas heater, and wall-mounted lighting.

Kitchen / Diner *3.70m x 3.10m (12' 2" x 10' 2")*

There is a door to the understairs cupboard and the room is fitted with a range of base and eye-level units with laminate worktops and partially tiled walls. There is a stainless-steel single drainer sink, space and plumbing for a washing machine, space and gas point for a cooker, and space for a fridge. Additional features include a wall-mounted Dimplex storage heater, vinyl flooring, a UPVC double-glazed window to the side aspect, a UPVC double-glazed window to the rear, and a fully glazed UPVC door providing direct access to the rear garden.

Top landing

With loft access hatch, carpeted flooring, a wall-mounted Dimplex storage heater, and doors leading to all first-floor rooms.

Master Bedroom *3.70m x 2.68m (12' 2" x 8' 10")*

A comfortable double bedroom with a UPVC double-glazed window to the front aspect. Finished with coving to the ceiling and carpeted flooring.

Bedroom Two *3.70m x 2.10m (12' 2" x 6' 11")*

UPVC double glazed window to rear aspect, carpet, built-in airing cupboard housing the insulated hot water cylinder.

Bathroom *2.70m x 1.44m (8' 10" x 4' 9")*

UPVC opaque double glazed window to side aspect, partially tiled walls, three-piece bathroom suite consisting of bath, hand wash basin, WC, wood affect vinyl flooring, built-in cupboard with shelving.

Garage *Internal dimensions 5.02m x 2.52m (16' 6" x 8' 3")*

A brick-built garage with a low-pitch corrugated sheet roof and up-and-over door. Positioned at the end of the driveway, the garage sits partly within the garden and adjoins the neighbouring garage.

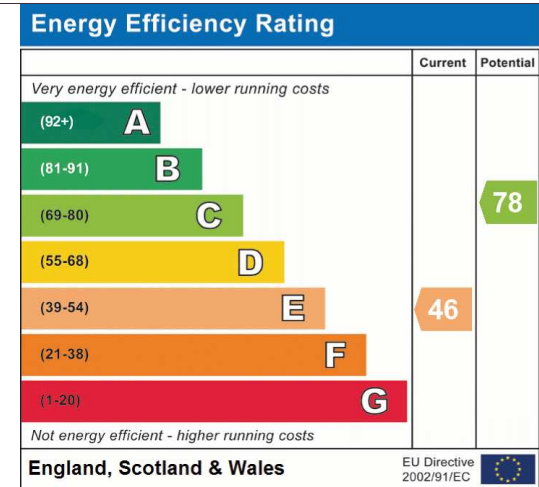
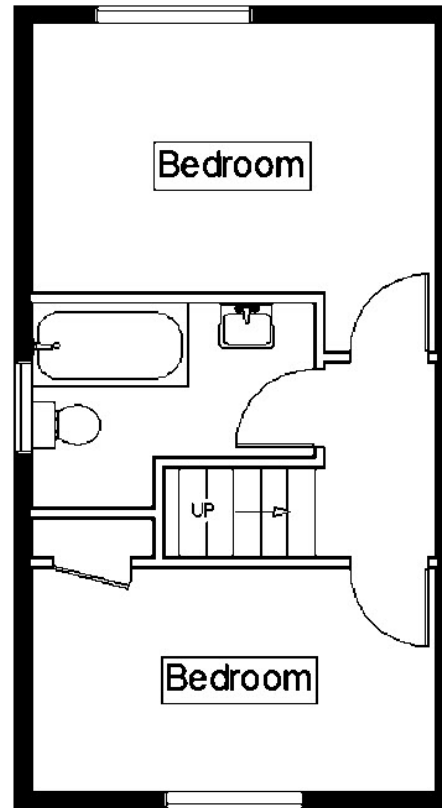
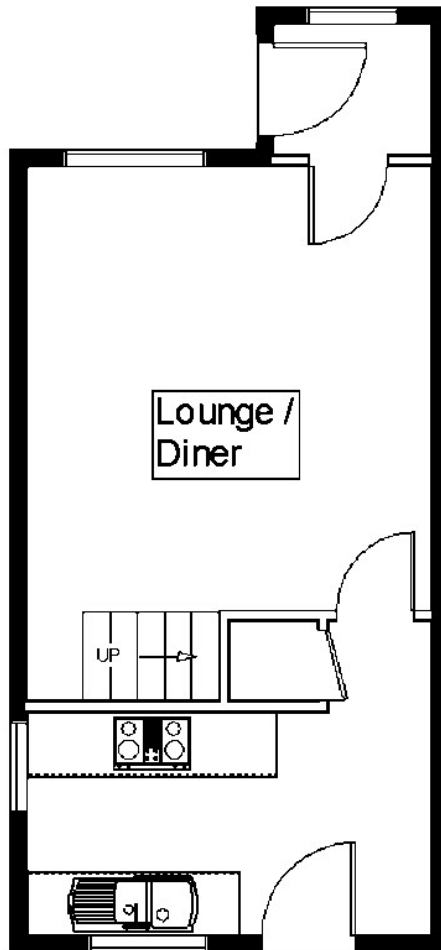
Back Garden *12.40m x 6.70m (40' 8" x 22')*

The rear garden features a paved patio area directly adjacent to the house, ideal for outdoor seating, with additional paved access running alongside the garage. The garden is mainly laid to lawn with two steps leading to the main lawn from the patio area. The garden is complemented by planter borders and a variety of established shrubs and trees including Rose, Cherry, Holly and Pineapple-Guava. A small pond is located towards the end of the raised section, with an additional raised planting area behind the garage. Fully enclosed by wooden fencing, the garden offers a private and attractive outdoor space.

Additional Information

Heating is supplied via two wall mounted electric storage heaters and a gas fire. Hot water is provided by a hot water cylinder with electrical immersion (none of these

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