



1

Bedroom



1

Bathroom



£160,000

Tower Road, Felixstowe, IP11



156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
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Wainwrights presents this spacious and well-planned one bedroom ground floor apartment, within walking distance of Felixstowe's vibrant town centre and also a short walk from the award winning beaches. The apartment is offered with no onward chain, and features an open-plan living room and kitchen with modern high-gloss units and integrated appliances, creating a bright and functional living space. The property also benefits from a generously sized bedroom and a contemporary three-piece bathroom suite. Additional features include double glazing, radiators throughout, ample storage, and tasteful finishes. Conveniently arranged, the layout provides access to all rooms from the hallway, making this home ideal for first-time buyers, professionals, or investors alike.

Hallway 4.13m x 1.30m (13' 7" x 4' 3") at widest

A double-glazed panelled front door opens into the hallway, which features coir matting leading onto laminate flooring. Additional features include a radiator and coving to the ceiling. There is a large storage cupboard with shelving and hanging space, housing an additional radiator and the electrical consumer unit, as well as a separate light cupboard with carpeted flooring. Doors provide access to all rooms.

Open-Plan Living Room / Kitchen 5.62m x 4.20m (18' 5" x 13' 9") at widest

Accessed via a door from the hallway, this spacious open-plan living area features laminate flooring throughout the living space and two double-glazed windows to the side aspect, along with an obscured feature window to the rear, allowing for plenty of natural light while maintaining privacy. Additional features include a radiator and coving to the ceiling. The kitchen area is finished with tiled flooring and is fitted with a modern range of high-gloss wall and base units with matching laminate worktops. Appliances include a 1½ bowl stainless steel sink, integrated four-burner gas hob, integrated double oven, Hotpoint stainless steel extractor hood, and inset ceiling spotlights. There is space and plumbing for a washing machine and space for an upright fridge/freezer. Further benefits include coving to the ceiling and an extractor fan.

Bedroom 4.13m x 2.62m (13' 7" x 8' 7")

A well-proportioned bedroom featuring a double-glazed window to the side aspect, radiator, coving to the ceiling, and carpeted flooring.

Bathroom 2.30m x 1.73m (7' 7" x 5' 8")

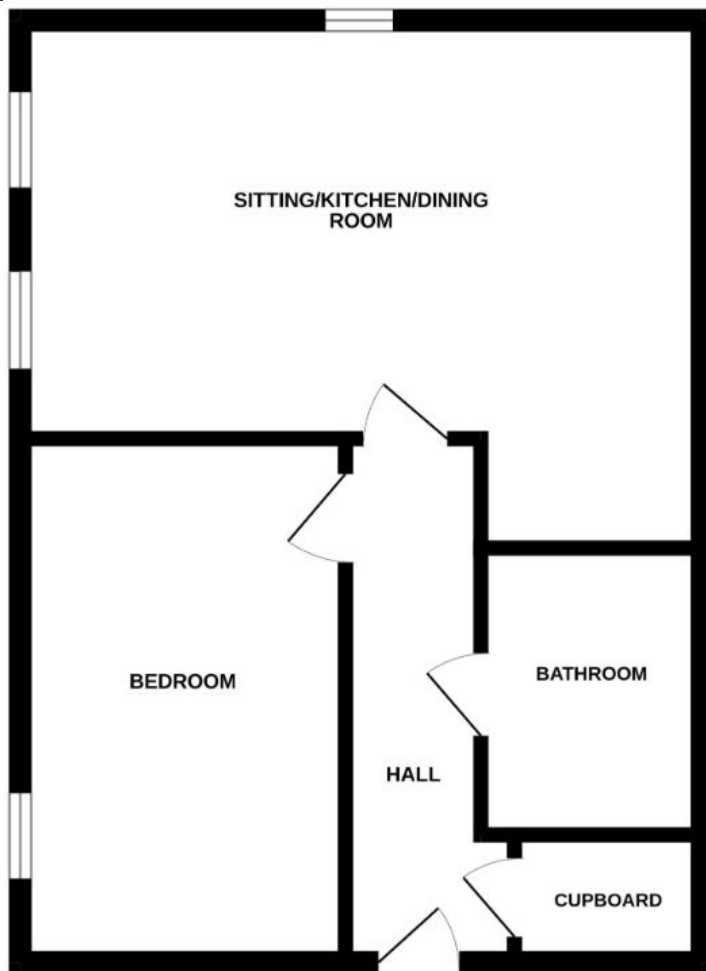
The bathroom comprises a white three-piece suite including a bath with mixer tap and wall-mounted thermostatically controlled shower with riser rail, complemented by a chrome and glass shower screen. Also included are a wash hand basin with mixer tap and a WC. The room benefits from partially tiled walls, flooring, a radiator, coving to the ceiling, inset spotlights, and an extractor fan.

Outside

The communal grounds contain private allocated parking for one vehicle, as well as additional shared parking for visitors. There are also two large outdoor shared green spaces, for residents use.

Additional Information

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

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