

2 Kingsbury Road, Trimley St. Mary, Felixstowe, IP11 0UH



3 bedrooms
2 reception rooms
1 bathroom

Freehold

Guide price

£250,000

Subject to contract

No onward chain



A three storey semi-detached house situated within the popular village of Trimley St Mary. The property is offered with no chain and features double glazing, gas central heating and garden.

Some details

General information

A three bedroom three storey semi-detached house situated within the popular village of Trimley St Mary, on the outskirts of Felixstowe. The is offered with no chain and has double glazing, gas central heating and garden.

The accommodation comprises a hall with stairs to the first floor and doors off to two reception rooms. The sitting room is situated to the front of the property with dual aspect and to the rear is a dining room which has a stripped wooden floor, window the side, under-stairs cupboard and door to the kitchen. The kitchen has a range of base and eye level units, work surfaces, butler sink, integrated oven, hob with extractor hood and a door to a cloakroom with WC and basin.

The first floor landing has stairs to the second floor and doors off to all rooms. The main bedroom is situated to the front with dual aspect. To the rear is a shower room with WC, basin and shower.

The second floor consists of a further bedroom with a door to a dressing room/store.

Hall

Sitting room

13' 6" x 12' 9" (4.11m x 3.89m)

Dining room

13' 8" x 12' 9" (4.17m x 3.89m)

Kitchen

9' 9" x 9' (2.97m x 2.74m)

Cloakroom

First floor landing

Bedroom one

13' 6" x 12' (4.11m x 3.66m)

Bedroom two

10' 3" x 11' 6" (3.12m x 3.51m)

Shower room

9' 9" x 9' (2.97m x 2.74m)

Second floor landing

Bedroom three

13' 6" x 11' 6" (4.11m x 3.51m)

Dressing room/store

12' 6" x 7' 4" (3.81m x 2.24m)

Outside

The property is situated on a corner plot with a small strip of garden to the edge of the boundaries. Gated access leads to an enclosed courtyard style garden with two outbuildings/ storage areas.

Location

The property is situated on the corner of Kingsbury Road and Addington Road in Trimley St Mary. Trimley St. Mary which is a popular village approximately 1.5 miles from Felixstowe town centre. The village itself has a range of local amenities close by, a bus route along the High Road and a train station. There are local country walks with Trimley Marshes close by.

Agents note

We have been advised by the seller that this property has been underpinned at some point in the past.

Important information

Council Tax Band - C

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - D

Our ref - JG

Directions

From our Felixstowe office proceed north on Hamilton Road until reaching the Orwell Hotel roundabout.

Take the first exit onto High Road West and continue along until reaching the Garrison Lane traffic lights. Proceed straight over the traffic lights continuing on High Road West through Walton into Trimley St Mary. Go over the bridge along High Road and take the second turn on the left into Kingsbury Road. The property will be found on the right hand side on the corner of Kingsbury Road and Addington Road.

Further information

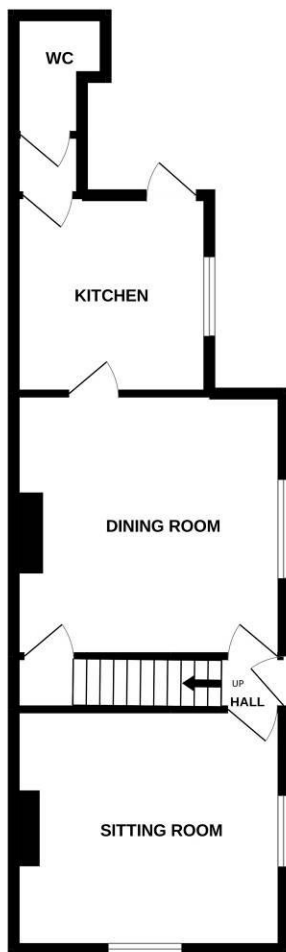
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

fennwright.co.uk

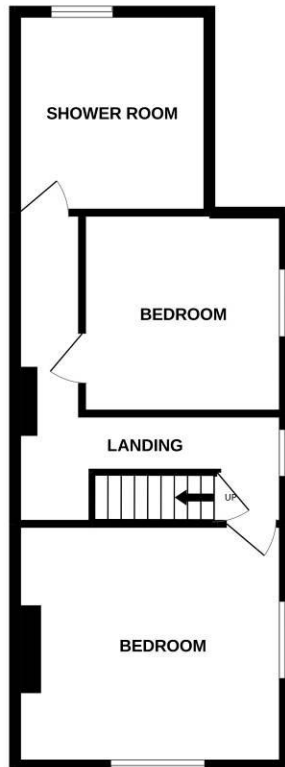
Viewing

To make an appointment to view this property please call us on 01394 548700.

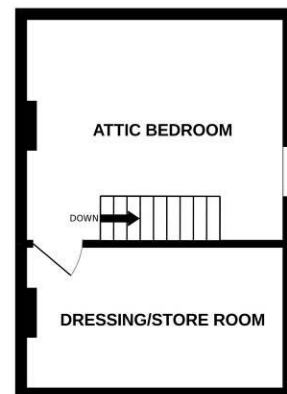
GROUND FLOOR



1ST FLOOR



2ND FLOOR



To find out more or book a viewing

01394 548700

fennwright.co.uk

Fenn Wright is East Anglia's leading, independently owned firm of chartered surveyors, estate agents and property consultants.

- Residential and Commercial Sales and Lettings
- Development, Planning and New Homes
- Farms & Estates Agency and Professional Services
- Water & Leisure Agency and Professional Services
- Mortgage valuations

Consumer Protection Regulations 2008

Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot test that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

