



High Street | Walton | Felixstowe | IP11 9BQ

Guide Price £195,000 Freehold

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estate agents

High Street, Walton, Felixstowe, Suffolk, IP11 9BQ

CHAIN FREE - A well presented two double bedroom Victorian terraced house located on Walton High Street, Felixstowe. The accommodation, which is arranged over three floors briefly comprises; fitted kitchen, dining room, sitting room, lean to style conservatory/lobby, utility and cloakroom on the ground floor with landing, landing lobby, double bedroom and spacious bathroom on the first floor and double bedroom on the second floor. To the outside there is an enclosed South West facing rear garden which enjoys an open outlook and consists of lawn and hard landscaped patio. Further benefits include double glazing and gas fired central heating. In the valuer's opinion the property would make an ideal first time purchase or investment and as such early viewing is highly recommended. On road parking.



DOUBLE GLAZED FRONT DOOR TO

SITTING ROOM

13' 10" x 10' 9" approx. (4.22m x 3.28m) Double glazed window to front, radiator, built-in cupboard housing electric consumer unit, television point, door to dining room.

DINING ROOM

13' 10" x 10' 1" approx. (4.22m x 3.07m) Window to rear through to lean to style conservatory/lobby, radiator, recess under stairs, stairs rising to first floor, door to kitchen.



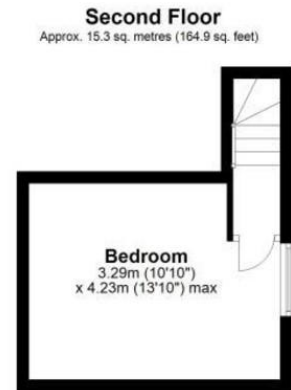
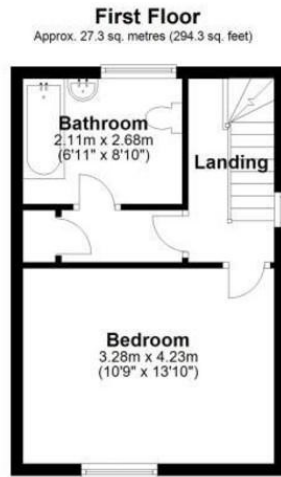
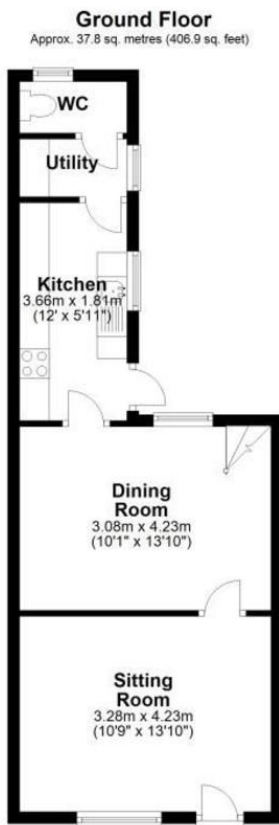
KITCHEN

12' x 5' 11" approx. (3.66m x 1.8m) Double glazed window to side, a range of fitted base and eye level wood effect cupboard and drawer units with granite effect work surfaces, inset stainless steel sink drainer unit with mixer tap, built-in electric oven with inset electric hob and extractor over, space for fridge, tiled splash back and floor, barn style door lean to style conservatory/lobby, door to utility.

UTILITY

Double glazed window to side, fitted base level wood effect fitted unit, granite effect work surface, space for washing machine, tiled splash back and floor, door to cloakroom.





Total area: approx. 80.5 sq. metres (866.1 sq. feet)

Mortimer EPC
Plan produced using PlanUp.

CLOAKROOM

Obscure double glazed window to rear, cupboard concealing wall mounted gas fired boiler, loft access, low level WC, tiled floor.

LEAN TO STYLE CONSERVATORY/LOBBY

7' 8" x 5' 2" (2.34m x 1.57m) Double glazed window to rear, UPVC roof, double glazed door to garden.

STAIRS RISING TO FIRST FLOOR

FIRST FLOOR LANDING

Double glazed window to side, stairs rising to second floor, doors to bedroom one and landing lobby connecting to bathroom.

BEDROOM ONE

13' 10" x 10' 9" approx. (4.22m x 3.28m) Double glazed window to front, radiator.

LANDING LOBBY

Built in airing cupboard housing hot water tank, door to bathroom.

BATHROOM

8' 7" x 6' 8" approx. (2.62m x 2.03m) Double glazed window to rear, radiator, panel bath with electric shower over, pedestal hand-wash basin with mixer tap, low level WC, vinyl flooring.

STAIRS RISING TO SECOND FLOOR

Door to bedroom two.

BEDROOM TWO

13' 10" x 10' 10" max. approx. part restricted headroom (4.22m x 3.3m) Double glazed window to side, radiator, loft access.

OUTSIDE

There is a slate chip retained front border, pathway and step up to the front door. The South West facing enclosed rear garden consists of an area laid to lawn, exposed flower bed and paved/concrete hard landscaped patio.

There is a side gate providing pedestrian access across the neighbouring property's garden for accessing the high street, and on-road parking.

EAST SUFFOLK COUNCIL

Tax band A - Approximately £1,340.73 PA (2023-2024).

SCHOOLS

SET Maidstone or SET Causton Primary and Felixstowe or Ipswich Academy High. Schools determined by application.

Energy Performance Certificate

High Street, FELIXSTOWE, IP11 9BQ

Dwelling type:	Mid-terrace house	Reference number:	0871-2802-6330-2120-6125
Date of assessment:	22 July 2020	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	23 July 2020	Total floor area:	80 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,783
Over 3 years you could save	£ 1,878

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 348 over 3 years	£ 216 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; width: fit-content; margin: 0 auto;"> You could save £ 1,878 over 3 years </div>
Heating	£ 2,787 over 3 years	£ 1,478 over 3 years	
Hot Water	£ 648 over 3 years	£ 213 over 3 years	
Totals	£ 3,783	£ 1,905	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential	
	46	84	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£ 477
2 Internal or external wall insulation	£4,000 - £14,000	£ 492
3 Floor insulation (suspended floor)	£800 - £1,200	£ 105

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444292. The Green Deal may enable you to make your home warmer and cheaper to run.



VIEWING STRICTLY BY APPOINTMENT THROUGH YOUR IPSWICH

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