



Trimley St. Mary | Felixstowe | IP11 0YR

Price £185,000 Freehold

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estate agents

# The Wheelwrights, Trimley St. Mary, Felixstowe, IP11 0YR

NO ONWARD CHAIN - An ideal opportunity for FTB or investment to purchase this 2 bedroom property which requires some updating. The property is located in the village of Trimley St Mary in a quiet area with just a short drive to shops the seaside resort of Felixstowe and close to bus service. The property comprises entrance hall, lounge/dining, kitchen, 1 double bedroom & 1 single bedroom and bathroom on the first floor, further benefits include gas central heating and enclosed garden.

## ENTRANCE HALL

Carpeted flooring, meter cupboard, airing cupboard housing Viessman gas boiler, glazed door through to lounge/dining.

## LOUNGE/DINING

13' 9" max x 11' 9" max (4.19m x 3.58m) Carpeted flooring, window to side aspect, radiator, stairs to first floor, door to kitchen.

## KITCHEN

9' 8" max x 6' 11" max (2.95m x 2.11m) Laminate flooring, eye level and base units with roll edge work tops, inset sink & drainer with swan neck mixer tap, electric cooker, recess for fridge/freezer, window to side aspect.

## STAIRS

Carpeted stairs and landing, radiator, loft hatch, doors to bedrooms and bathroom.

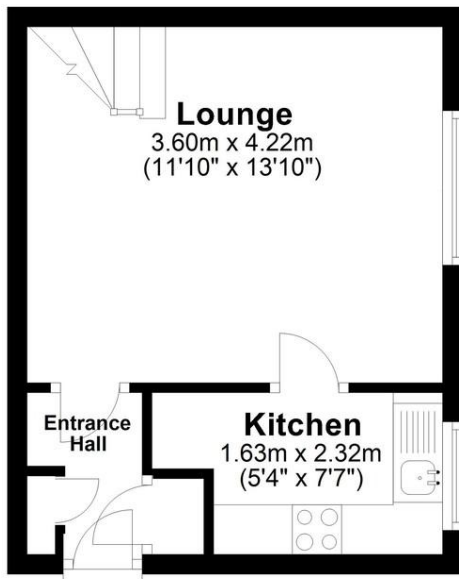
## BEDROOM 1

10' 10" max x 10' 7" max (3.3m x 3.23m) Carpeted flooring, window to front aspect, radiator, storage cupboard recess for wardrobe.



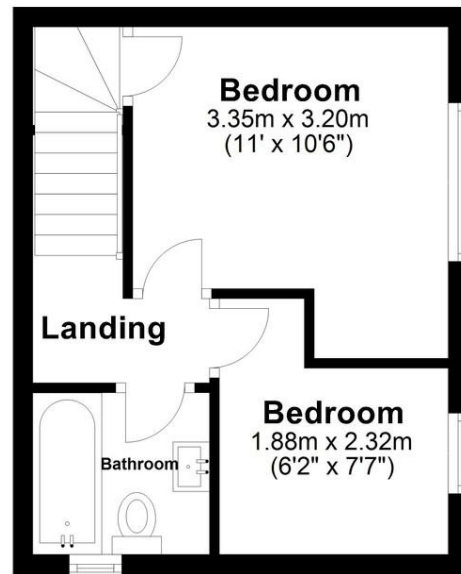
## Ground Floor

Approx. 22.5 sq. metres (241.8 sq. feet)



## First Floor

Approx. 22.5 sq. metres (241.8 sq. feet)



Total area: approx. 44.9 sq. metres (483.6 sq. feet)

### BEDROOM 2

7' 6" x 6' 3" (2.29m x 1.91m) Carpeted flooring, window to side aspect, radiator.

### BATHROOM

5' 11" max 5' 6" max (1.8m x 1.68m) Comprising low level WC, wash hand basin and bath with shower over off the mains, window to front aspect, vinyl floor covering, radiator.

### OUTSIDE

Enclosed side garden laid to lawn, flower & shrub borders, garden shed.

### COUNCIL

East Suffolk Council

Council Tax Band (B) £1,570.14

### NEAREST SCHOOLS

Trimley St Mary primary school, Felixstowe school

### SERVICES

We understand all mains services are connected.

The Wheelwrights  
Trimley St. Mary  
FELIXSTOWE  
IP11 0YR

Energy rating

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Valid until: 21 September 2033

Certificate  
number: 3737-3421-8300-0312-0222



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