



Grove Mews | Garrison Lane | Felixstowe | IP11 7TW

Guide Price £275,000 Freehold



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estate agents

Grove Mews, Garrison Lane, Felixstowe, IP11 7TW

CHAIN FREE - A well presented and freshly decorated larger mews style home, nicely nestled within a well-kept private gated development of similar properties, convenient to Felixstowe town centre, train station and the A14. The well proportioned accommodation comprises, storm porch, entrance hall, kitchen-breakfast room, sitting room and cloakroom on the ground floor, with a landing incorporating ideal additional space for a study desk and two double bedrooms both with en-suites on the first floor. To the outside there is a low maintenance granite chip frontage with pathway leading to the front door, whilst to the rear there is an enclosed garden mainly laid to mature lawn, with patio and gated access to a garage en-bloc with up and over entry door, mains power and lighting, allocated parking space and further visitor parking spaces. Viewing to fully appreciate this well arranged and deceptively spacious home is highly recommended.

STORM PORCH

Double glazed front door to entrance hall.

ENTRANCE HALL

Radiator, gate access remote intercom, stairs rising to first floor, telephone point, tiled floor, dado rail, inset ceiling lights, doors to.

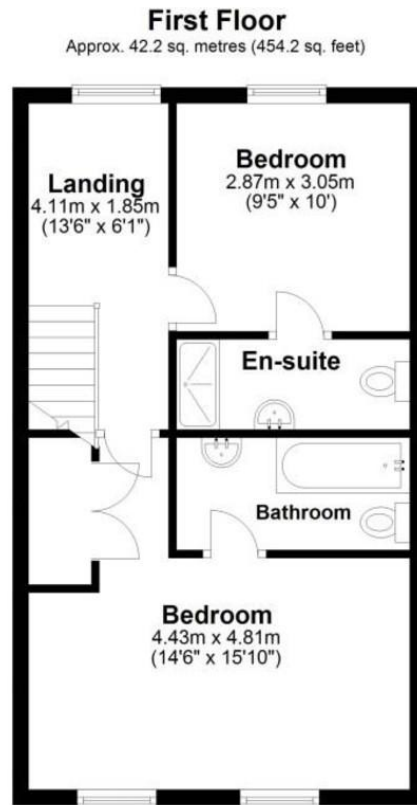
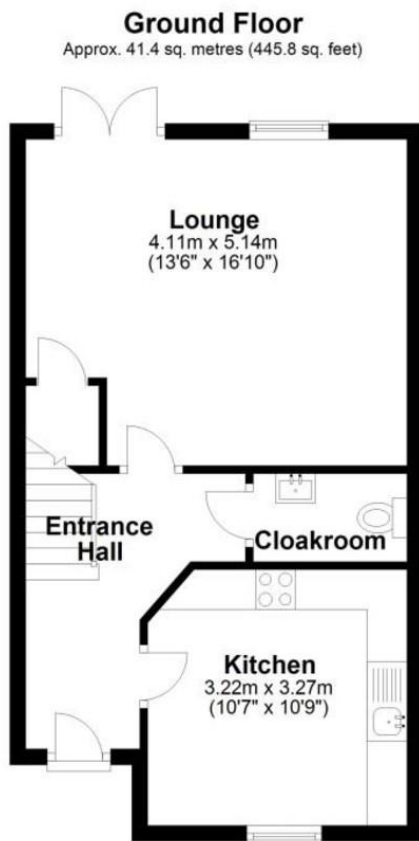
KITCHEN-BREAKFAST ROOM

10' 9" x 10' 7" approx. (3.28m x 3.23m) Double glazed window to front, radiator, a range of fitted base and eye level wood effect cupboard and drawer units, matching cupboard concealing wall mounted gas fired boiler, marble effect work surfaces, inset one and a quarter bowl stainless steel sink drainer unit with mixer tap, built-in electric oven, inset gas hob with extractor over, integrated fridge-freezer and dish-washer, under counter washing machine, tiled splash backs and flooring, inset ceiling lights.

SITTING ROOM

16' 10" x 13' 6" approx. (5.13m x 4.11m) Double glazed window to rear, double glazed French doors opening out to garden, radiator, living flame coal effect gas fire with marble back and hearth, stone effect surround and mantle, television and telephone points, built-in cupboard, inset ceiling lights.





Total area: approx. 83.6 sq. metres (899.9 sq. feet)

CLOAKROOM

Radiator, low level WC, wall mounted hand wash-basin, part tiled walls, tiled floor, inset ceiling lights.

STAIRS RISING TO FIRST FLOOR

LANDING

Double glazed window to rear, radiator, additional space for study desk with television and telephone points, dado rail, loft hatch to loft space with ladder and light, doors to.

BEDROOM ONE

15' 10" x 9' 6" plus recess. approx. (4.83m x 4.42m) Two double glazed windows to front, radiator, television and telephone points, built-in double airing cupboard housing hot water tank, inset ceiling lights, door to en-suite bathroom.

EN-SUITE BATHROOM

Chrome heated towel rail, panelled bath with mixer tap and shower attachment, low level WC, pedestal hand-wash basin, part tiled walls, tiled floor, extractor fan, inset ceiling lights.

BEDROOM TWO

10' x 9' 5" approx. (3.05m x 2.87m) double glazed window to rear, radiator, television and telephone points, inset ceiling lights, door to en-suite shower room.

EN-SUITE SHOWER ROOM

Chrome heated towel rail, double shower cubicle with thermostatic shower, low level WC, pedestal hand-wash basin, part tiled walls, tiled floor, extractor fan, inset ceiling lights.

OUTSIDE

To the outside there is a low maintenance granite chip frontage with pathway leading to the front door, whilst to the rear there is an enclosed garden mainly laid to mature lawn, with patio and gated access to a garage en-bloc with up and over entry door, mains power and lighting, allocated parking space and further visitor parking spaces. External communal areas are maintained by a third party for which there is currently a monthly charge of approximately £34.

SERVICE CHARGE

For maintenance of external communal areas approximately £34 pcm (2023 - 2024) which equates to one-twelfth of the costs.

EAST SUFFOLK COUNCIL

Tax band C - Approximately £1,787.64 pa (2023-2024).

NEAREST SCHOOLS A GENTS NOTE

Fairfield Infant School Primary and Felixstowe School Secondary.

AGENTS NOTE

Owners are not to erect or allow to remain on the property, any boat, temporary building, caravan, tent, trailer or house on wheels apart from garden shed or otherwise appropriate domestic outhouse at the style appropriate to the dwelling house to be constructed on the land and in the rear garden. Not to use the property or any part for any trade or business purposes or alter the outward appearance of the property in any other colour without consent.

A purchaser will become a Director to form part of the committee within the development. A full copy of all terms can be provided upon request.

Energy performance certificate (EPC)

Grove Mews Garrison Lane FELIXSTOWE IP11 7TW	Energy rating C	Valid until: 10 September 2033 Certificate number: 9000-0034-0822-8398-3173
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Property type Mid-terrace house

Total floor area 84 square metres

Rules on letting this property

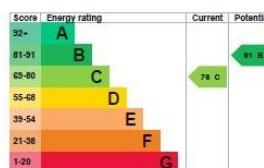
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is C. It has the potential to be B.

See [how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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