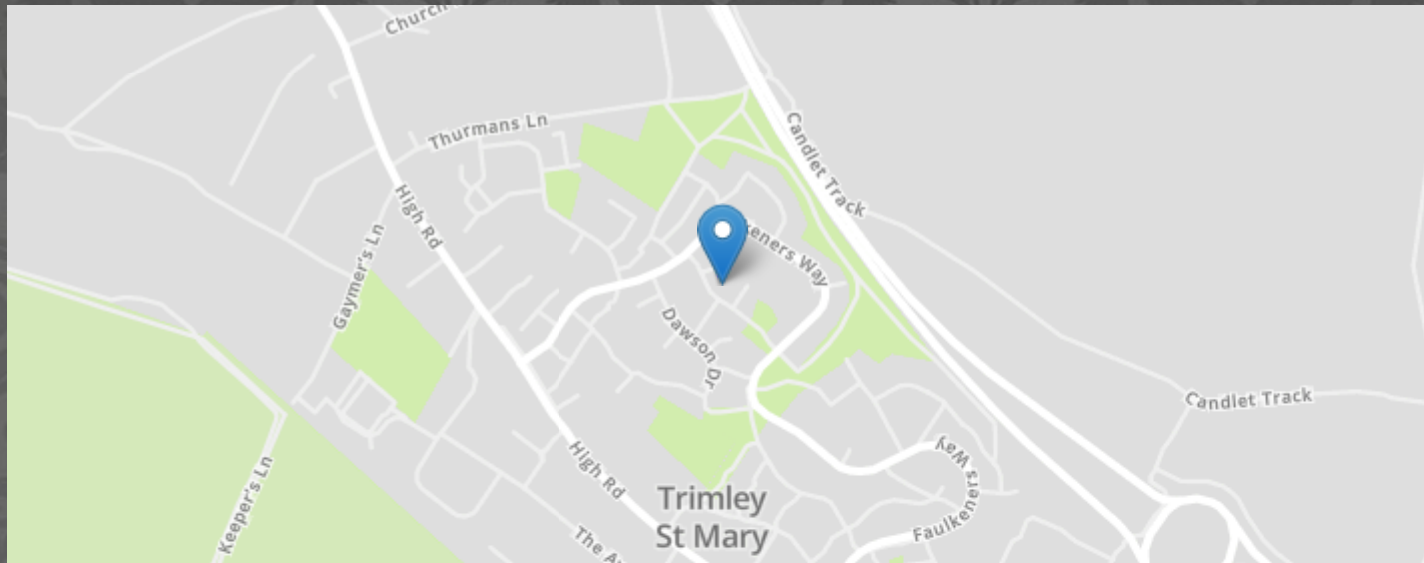


The Wheelwrights, Trimley St Mary, Felixstowe



- VENDOR HAS FOUND ONWARDS
- CONSERVATORY
- POTENTIAL TO EXTEND (STP)
- TWO ALLOCATED PARKING SPACES
- WHITE GOODS INCLUDED
- IDEAL FOR FIRST TIME BUYERS

MARKS & MANN

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MARKS & MANN



The Wheelwrights, Trimley St Mary, Felixstowe

VENDOR HAS FOUND ONWARDS

Proudly presenting this two bedroom end of terrace property located in the picturesque village of Trimley St Martin. This property is situated at the end of a CUL-DE-SAC offering a secure and private feel.

This property is an ideal starter home and offers great access links via the A14 and A12 roads. Likewise, this property is located close by to Trimley railway station which offers an hourly service to Ipswich train station with further links to London from there.

Additionally this property benefits from ideal parking having TWO ALLOCATED PARKING SPACES in close proximity. The property has a CONSERVATORY at the side leading into the garden and there is POTENTIAL TO EXTEND the garden space (STP).

Certain areas within the property are currently undergoing a refresh from the current vendors in preparation for any new buyers to move into a refreshed and welcoming home.

Book a viewing now to avoid missing out on this ideal starter home or buy to let opportunity.

£230,000 Guide Price

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Reception

A bright and welcoming space with sliding, double glazed doors to the side aspect leading to the conservatory allowing for lots of natural light into the reception room. The lounge also provides a small fitted dog house under the stairs which can be converted into a storage space if desired. Neutral décor, light fixture and radiator.

Kitchen

This farmhouse style kitchen comes with oak worktops, ample cream coloured under counter and overhead units, a butler sink with retractable faucet. There is a fitted dishwasher, fridge freezer, low-level oven with electric hob and extractor fan overhead. A double glazed window to the front aspect with fitted blinds. Fitted vinyl flooring. Inset light fixture.

Conservatory

A spacious and airy addition to the property. The conservatory provides double glazed windows to all aspects of the garden and a single, double glazed patio door leading into the good-sized garden. Fitted vinyl flooring.

Bedroom one

A generously sized bedroom which currently houses a double bed with space for side tables. There is a built-in wardrobe providing ample storage space. A double glazed window to the side aspect of the property. Fitted carpet. Inset light fixture. Radiator.

Bedroom two

A generous second bedroom currently used as a dressing room and study space which could comfortably house a single bed and a wardrobe. A double glazed window to the side aspect of the house overlooking the garden. Featured part panelled walls. Inset light fixture. Radiator.

Bathroom

A three piece suite including a WC, wash basin with low-level vanity unit and bath with shower overhead that is currently undergoing cosmetic upgrades to bring it to a complete and modern standard. Floor to ceiling tiles. A double glazed window to the front aspect. Neutral décor. Newly refreshed vinyl flooring.

Outside

This good-sized garden offers low-maintenance living with a mixture of modern patio tiles and Astroturf. There is ample space in the garden and it currently holds a generous storage space/workshop. There is potential to extend the garden (STP) to the front of the property where the allocated parking is located to house the shed in the garden as well whilst still leaving you with two allocated parking spaces to the front aspect of the property.

Important information

Tenure – Freehold.
Services – we understand that mains gas, electricity, water and drainage are connected to the property.
Council tax band A
EPC rating C

Directions

Using a SatNav, please use IP11 0YR as the point of destination.

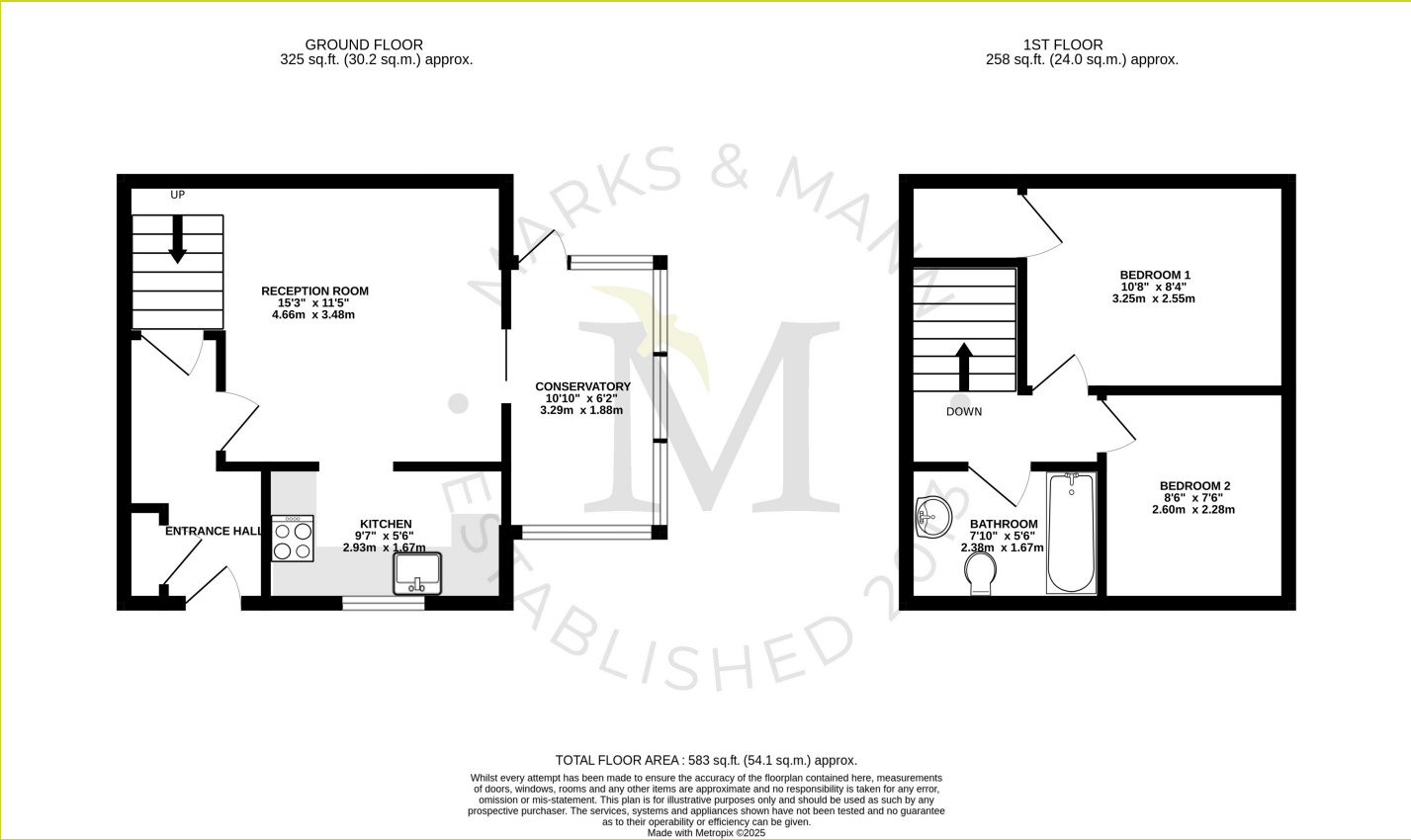
Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate.

Anti Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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The above floor plans are not to scale and are shown for indication purposes only.

