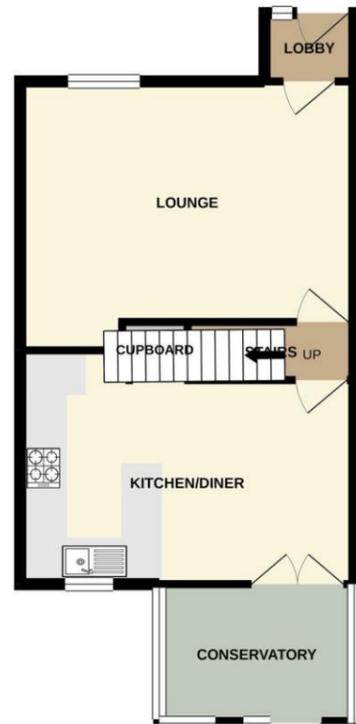
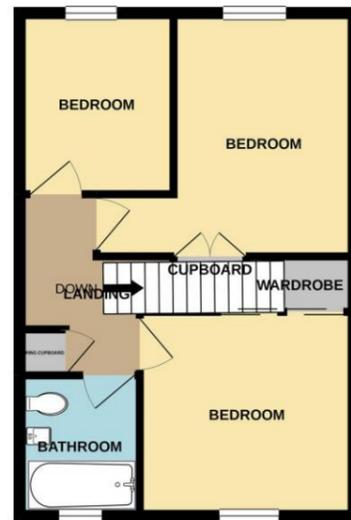


GROUND FLOOR
475 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		54	83
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		47	80
EU Directive 2002/91/EC			



To arrange a viewing of this property, or book a free valuation of your home call 01394 282828

Hunters End, Trimley St Mary, Felixstowe - £227,500

3 Bedroom(s), 1 Bathroom(s), 1 Reception(s)

PROPERTY MISDESCRIPTIONS ACT 1991 - All buyers should make their own enquiries into the suitability, operation and safety of all fixtures, fittings, and appliances. The wording, pictures, plans and measurements advertised here are intended as guidance only. Nicholas Estates Ltd has not carried out a survey on this property and offers no guarantees or warranty. All information given should be considered incorrect, the validity of ownership of land and property should be verified by your own solicitors.

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Property description

Nicholas Estates are pleased to offer for sale this **THREE BEDROOM STAGGERED END OF TERRACE HOUSE**. Situated in the popular area of **TRIMLEY ST MARY** which offers good local amenities together with close proximity to the A14/ A12, local shops and schools, train station that gives links to London Liverpool Street via Ipswich, close proximity to the town centre and sea front of Felixstowe which also offers great shopping facilities, bars and restaurants.

In brief the property comprises of:

*** ENTRANCE PORCH * LOUNGE * KITCHEN/ DINER * CONSERVATORY *
* LANDING * THREE BEDROOMS * FAMILY BATHROOM *
*FRONT * REAR GARDENS * GARAGE TO REAR ***

Features include

- ✓ **THREE BEDROOM STAGGERED TERRACE**
- ✓ **GOOD SIZE LOUNGE**
- ✓ **KITCHEN/ DINER**

Also...

- ✓ **DOUBLE GLAZED CONSERVATORY**
- ✓ **FIRST FLOOR BATHROOM**
- ✓ **FRONT & REAR GARDENS**



Main accommodation

ENTRANCE PORCH - 1.32m (4'4") x 1.09m (3'7")
Double glazed door to entrance porch with door to:

LOUNGE - 4.88m (16'0") x 3.96m (13'0")
Double glazed windows to front and side, fitted carpet, radiator, feature fireplace housing flame effect gas fire, textured and coved ceiling.

KITCHEN/ DINER - 4.88m (16'0") x 2.95m (9'8")
Double glazed doors to conservatory, double glazed window to rear, range of matching wall and base units with work surfaces over, single drainer sink unit, space for oven with extractor over, plumbing for washing machine, space for fridge freezer, under stairs cupboard, wall mounted boiler, radiator, textured ceiling.

CONSERVATORY - 3.45m (11'4") x 1.83m (6'0")
Double glazed conservatory, radiator and french doors to rear.

LANDING -
Fitted carpet to stairs and landing, airing cupboard, loft access, textured ceiling.

BEDROOM ONE - 3.48m (11'5") x 3.12m (10'3")
Double glazed window to rear, fitted carpet, built in wardrobes, radiator, textured and coved ceiling.

BEDROOM TWO - 4.17m (13'8") x 2.57m (8'5") plus recess
Double glazed window to front, fitted carpet, radiator, built in shelving, textured and coved ceiling.

BEDROOM THREE - 2.82m (9'3") x 2.24m (7'4")
Double glazed window to front, fitted carpet, radiator, built in shelving, textured and coved ceiling.

BATHROOM - 1.96m (6'5") x 1.68m (5'6")
Double glazed frosted window to rear, white suite comprising of a panelled bath with shower over, pedestal wash hand basin, close coupled w.c. radiator, textured ceiling.

REAR GARDEN -
The rear garden is well established and has a large patio area that extends to the side, lawned areas with central pathway, mature shrubbery, fenced surround, rear pedestrian access and personal door to the garage.

GARAGE -
There is a garage en-bloc to the rear of the house with up and over door, power and lighting and also has a personal door to the rear garden and there is also off road parking to the front of the garage.

FRONT GARDEN -
The garden to the front is laid to lawn.

