



ASHGROUND CLOSE, TRIMLEY ST. MARTIN

£220,000 Freehold

Mortimers of Woodbridge are pleased to offer for sale this well presented, two bedroom house located in the popular village of Trimley St Martin conveniently situated for local amenities and schools together with good access to the A14/A12 along with the main town centre and sea front of Felixstowe.

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Entrance Porch

Front aspect double glazed door, carpet and door to;

Lounge/Diner

5.7912m x 3.5052m - 19'0" x 11'6"

Front aspect double glazed window, carpet, two radiators, understairs cupboard, stairs to 1st floor, door to;

Kitchen

3.5052m x 2.1844m - 11'6" x 7'2"

Rear aspect double glazed door and double glazed window, tile effect vinyl flooring, work surface with 1.5 bowl sink & drainer, space for washing machine, under counter fridge and freezer, tiled splash backs, wall and base mounted units and gas fired combi boiler.

Landing

Carpet, loft access and doors to;

Bedroom 1

3.3782m x 2.4638m - 11'1" x 8'1"

Rear aspect double glazed window, radiator, carpet and built in wardrobe and storage cupboard.

Bathroom

Tile wood effect flooring, extractor fan, part tiled walls, dual flush w/c, hand wash basin and bath with shower over.

Bedroom 2

2.8194m x 2.54m - 9'3" x 8'4"

Front aspect double glazed window, radiator, carpet, built in wardrobe.

Outside

Fully enclosed rear garden, paved patio and lawned area. The garage is one of a pair with off road parking in front.

Council Tax Band: B

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Enclosed Garden, Front Garden, Rear Garden

Electricity supply: Mains

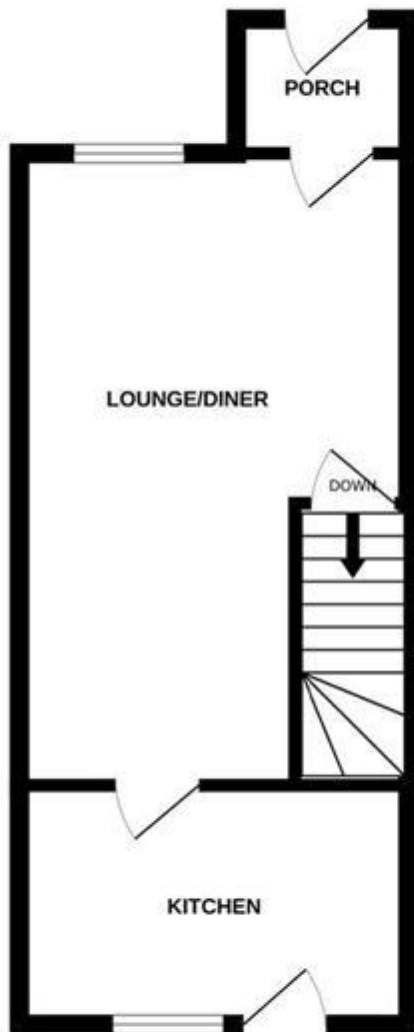
Heating: Gas Mains

Water supply: Mains

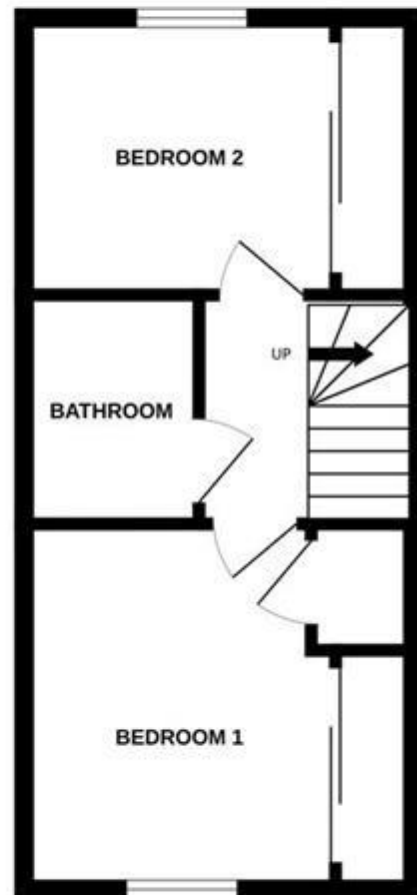
Sewerage: Mains



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		90
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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