

Brotherton Avenue, Trimley St. Mary, Suffolk, IP11 0YL

Asking Price: £285,000



- Detached House
- Three Bedrooms
- Dual Aspect Living Room
- First Floor Bathroom
- Off-Road Parking & Garage
- South-East Facing Rear Garden

Tucked away down a quiet cul-de-sac on the sought after Faulkeners Way development in the village of Trimley St. Mary, lies this three bedroom detached house. This sizeable family home benefits from south-east facing rear garden, off-road parking in front of the garage, double glazed windows, and gas central heating via radiators. As agents, we recommend the earliest possible internal viewing to appreciate the size of the accommodation on offer which comprises entrance hall, kitchen / dining room, dual aspect living room, first floor landing, three bedrooms, and family bathroom.

The idyllic village of Trimley St. Mary which lies on the outskirts of the popular coastal town of Felixstowe is conveniently located for the A14 commuter trunk road and lies approximately 14 miles from Ipswich which offers direct rail links into London Liverpool Street. Trimley St Mary has a church, two pubs and a number of shops.

Council Tax Band: C



Total area: approx. 66.1 sq. metres (711.7 sq. feet)

Although every attempt has been made to ensure the accuracy of this floorplan 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.
Plan produced using PlanUp.

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	