

The Josselyns, Trimley St. Mary, Suffolk, IP11 0XW

Asking Price: £210,000

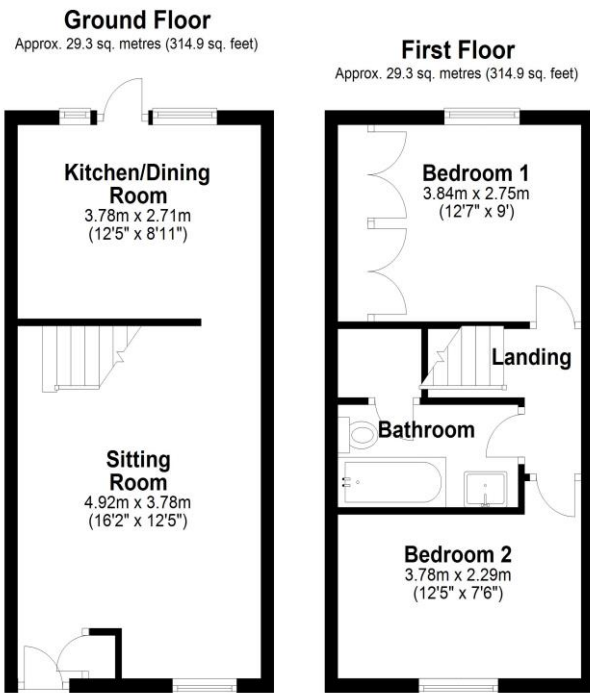


- Freehold
- Mid Terrace House
- Two Bedrooms
- Allocated Parking
- Village Location
- Double Glazed Throughout
- Gas Central Heating
- Replacement Boiler

This nicely presented two bedroom mid terrace house, situated in the popular village of Trimley St. Mary offering good access out to the A14 commuter trunk road, benefits from allocated parking, fully enclosed rear garden, double glazing, gas central heating, and replacement boiler. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises sitting room, kitchen / dining room, first floor landing, two bedrooms, and 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: B



Total area: approx. 58.5 sq. metres (629.9 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		90
(69-80)	C	74	
(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	