



30 Bath Road, Felixstowe, IP11 7JW

£525,000 FREEHOLD

**DIAMOND
MILLS**

Established 1908

An established detached four bedroom family house with a sizeable garden in one of the most sought after residential areas in Old Felixstowe.

HALL (W)

The stairs rise to the first floor from the hall and there is a cupboard beneath them. Radiator.

SITTING ROOM (W)

14' x 12' (4.27m x 3.66m) Plus Bay With fitted base unit and radiator.

DINING ROOM (W & E INTO CONSERVATORY)

13' 6" x 13' 6" (4.11m x 4.11m) There is a radiator in this room and a glazed door into the conservatory.

CLOAK ROOM

8' 3" x 2' 8" (2.51m x 0.81m) Fitted with a two piece suite comprising vanity unit with wash basin, low level WC and heated towel rail/rad.

KITCHEN/BREAKFAST ROOM (N & E)

24' 9" x 9' 4" (7.54m x 2.84m) Fitted with a range of Wren kitchen units with quartz work surfaces. The appliances include a Neff gas hob with electric double oven and filter hood, integrated dish washer and washing machine. Radiator. Glazed external doors to the terrace.

CONSERVATORY (E)

16' 3" x 9' 6" (4.95m x 2.9m) Of UPVC construction under a poly carbonate roof. External doors to the terrace.

LANDING (W)

With access to loft void.

BEDROOM (W)

14' x 12' (4.27m x 3.66m) Plus Bay There is a radiator in this room.

BEDROOM (E 7 W)

13' 6" x 10' (4.11m x 3.05m) There is a radiator in this room.

BEDROOM (E)

9' x 6' 3" (2.74m x 1.91m) This room is currently used as a dressing room. Radiator.

BEDROOM (S)

12' 6" x 9' 6" (3.81m x 2.9m) There is a radiator in this room.

SHOWER ROOM (N)

7' 6" x 6' (2.29m x 1.83m) Fitted with a two piece suite comprising Double shower, Wash basin and heated towel rail/rad.

CLOAKROOM (N)

6' x 2' 9" (1.83m x 0.84m) With low level WC.

OUTSIDE

The house is set on a sizeable plot with enclosed gardens to the rear and off road parking in front. There is pedestrian access to the North of the house via a gate leading to the rear. Immediately to the rear of the house is an extensive paved terrace. Beyond this there are landscaped gardens laid to lawn with a gravel area and a paved path leading to a shed. At the end of the garden beyond a fence is a small area of ground and an old sectional garage with double doors opening on to Foxgrove Lane.

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COUNCIL TAX BAND

E

AGENTS NOTE

DIAMOND MILLS & CO. have not tested any electrical systems, appliances, plumbing or heating systems and cannot testify that they are in working condition.

VACANT POSSESSION ON COMPLETION

VIEWING

By prior appointment with the vendors agents -
DIAMOND MILLS & CO. (01394) 282281.



Energy performance certificate (EPC)

30 Bath Road FELIXSTOWE IP11 7JW	Energy rating D	Valid until: 14 February 2034 Certificate number: 0922-1209-1704-2514-1104
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Property type: Detached house
Total floor area: 133 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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