



32 Mill Close, Trimley St. Martin, Felixstowe, IP11 0RW

£295,000 IDEAL FIRST TIME BUY OR INVESTMENT PURCHASE

**DIAMOND
MILLS**

Established 1908

Situated in a quiet close of Trimley St Martin and backing onto allotments, a well presented three bedroom end of terrace house equipped with off street parking and a single garage. An ideal first time purchase or buy to let investment boasting a recently fitted kitchen and spacious first floor bathroom suite.

UPVC DOUBLE GLAZED ENTRANCE DOOR TO:-

ENTRANCE HALL

5' 5" x 3' 9" (1.65m x 1.14m) Tiled floor. Door to:-

OPEN PLAN LOUNGE DINER

23' 10" x 12' 6" (7.26m x 3.81m) Wood effect laminate flooring. Two radiators. Window to front aspect. Coving. Door to staircase to first floor. Opening to:-

RECENTLY FITTED KITCHEN

11' 00" x 7' 10" (3.35m x 2.39m) Wood effect laminate floor. Range of eye and base level units, space for American Style Fridge Freezer, plumbing for automatic washing machine, plumbing for dishwasher, single sink with drainer, four ring gas hob, single oven under counter electric oven, pantry recess. Two windows to rear aspect. Sliding doors to:-

CONSERVATORY

12' 10" x 7' 8" (3.91m x 2.34m) Of UPVC double glazed construction. Plumbing for automatic washing machine. Lino flooring. Doors to rear garden.

FIRST FLOOR LANDING

Loft access. Doors off to:-

BEDROOM ONE

11' 8" x 9' 6" (3.56m x 2.9m) Fitted carpet. Radiator. Window to rear aspect. Fitted wardrobe.

BEDROOM TWO

10' 7" x 9' 6" (3.23m x 2.9m) Fitted carpet. Radiator. Window to front aspect. Fitted wardrobes.

FAMILY BATHROOM

11' 00" x 8' 00" (3.35m x 2.44m) Lino floor. White suite comprising low level WC, wash hand basin, bath unit with shower over, built in cupboard housing boiler installed in 2023. Heated towel rail. Two windows to rear aspect.

BEDROOM THREE

9' 7" x 7' 11" (2.92m x 2.41m) Fitted carpet. Radiator. Window to front aspect.

INTEGRAL GARAGE

17' 11" x 7' 8" (5.46m x 2.34m) Light and power connected. Up and over door to front.

OUTSIDE

To the front of the property is a driveway providing off street parking for two vehicles and on the south side of the house is the end of the terrace and provides pedestrian side access to the rear garden via a single gate.

The rear garden is predominately west facing, fully enclosed by fencing and is mainly laid to lawn with an outside water tap connected.

COUNCIL TAX BAND

Band C.

ENERGY PERFORMANCE CERTIFICATE

The current energy performance rating is 61 (D) with a potential rating of 82 (B). The current energy performance certificate is valid until 8th July 2029.

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

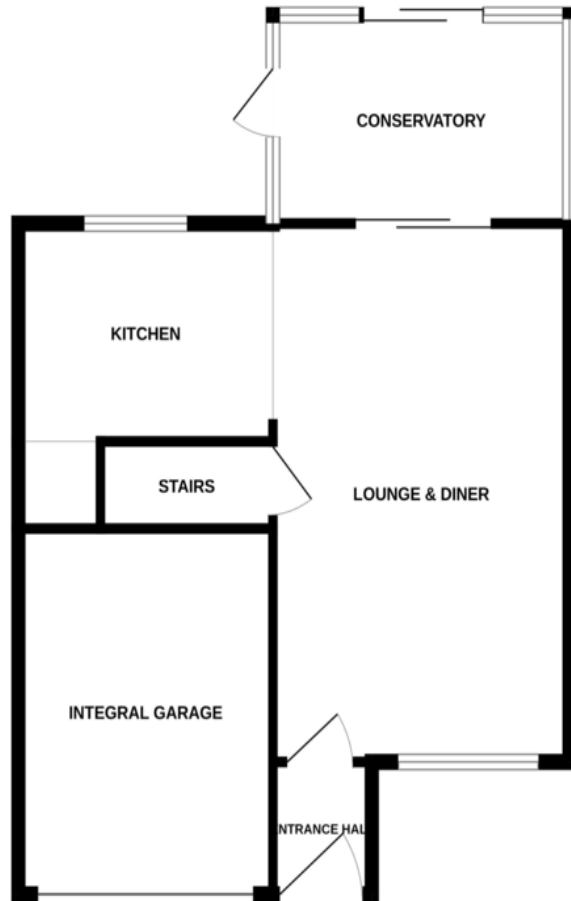
VIEWING

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





GROUND FLOOR



1ST FLOOR

