



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

**£275,000 FREEHOLD**

**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.**





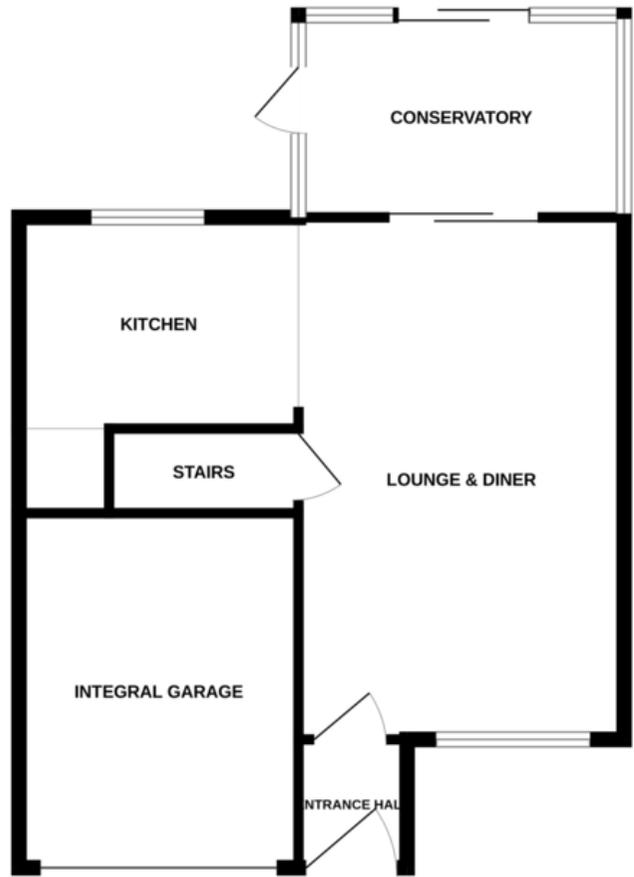
117 Hamilton Road, Felixstowe, Suffolk IP11 7BL Tel: (01394) 282281



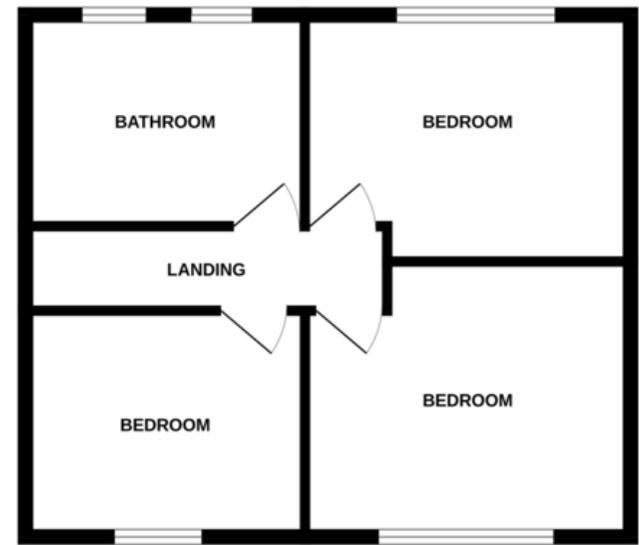
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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