



45 Constable Road, Felixstowe, Suffolk, IP11 7HP

OFFERS OVER £350,000 NO ONWARD CHAIN

**DIAMOND
MILLS**

Established 1908

Situated within walking distance of the town centre and rarely backing onto Allenby Park, a three double bedroom double bay fronted semi detached house offered for sale with vacant possession, no onward chain.

Wooden entrance door to:-

ENTRANCE HALL

Laminate flooring. Radiator. Staircase to first floor. Under stairs storage recess. Doors off to:-

LOUNGE

12' 1" x 11' 1" (3.68m x 3.38m) Fitted carpet. Radiator. Bay window to front aspect. Picture rails. Opening to:-

KITCHEN

12' 00" x 8' 11" (3.66m x 2.72m) Laminate flooring. Fitted eye and base level units and laminate work tops. Tiled splash backs. One and a half bowl stainless steel sink with drainer. Plumbing for automatic washing machine. Space for oven/cooker. Window to rear aspect and window to side aspect. Space for under counter fridge and freezer. Doorway to:-

DINING ROOM

12' 00" x 12' 00" (3.66m x 3.66m) Original floorboards. Radiator. Picture rails. French doors to rear garden.

FIRST FLOOR LANDING

Window to front aspect. Doors off to:-

BEDROOM ONE

12' 1" x 11' 1" (3.68m x 3.38m) Fitted carpet. Radiator. Bay window to front aspect. Door to:-

ENSUITE SHOWER ROOM

White suite comprising low level WC, shower cubicle, wash hand basin, extractor fan.

BEDROOM TWO

12' 00" x 10' 7" (3.66m x 3.23m) Fitted carpet. Radiator. Built in cupboard housing hot water cylinder. Window to rear aspect.

BATHROOM

White suite comprising low level WC, pedestal wash hand basin, bath unit with shower hose, part tiled walls, window to side aspect. Loft access.

BEDROOM THREE

10' 6" x 7' 5" (3.2m x 2.26m) Fitted carpet. Radiator. Picture rails. Window to rear aspect.

OUTSIDE

To the front of the property is a concrete driveway providing off road parking for one vehicle and is adjacent to a shingle area. Fencing to front and side boundaries and a pedestrian single gate leading to down one side providing access round to the rear of the property.

The rear garden is fully enclosed and backs onto Allenby Park. There is a decking area which adjoins the rear of the house which then leads onto a parcel of lawn with shrub and flower borders both sides. There is also a greenhouse in the corner of the garden.

COUNCIL TAX BAND

Band C.

ENERGY PERFORMANCE CERTIFICATE

The current energy performance rating is 51 (E) with a potential rating of 84 (B). The current energy performance certificate is valid until 17th January 2034.

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

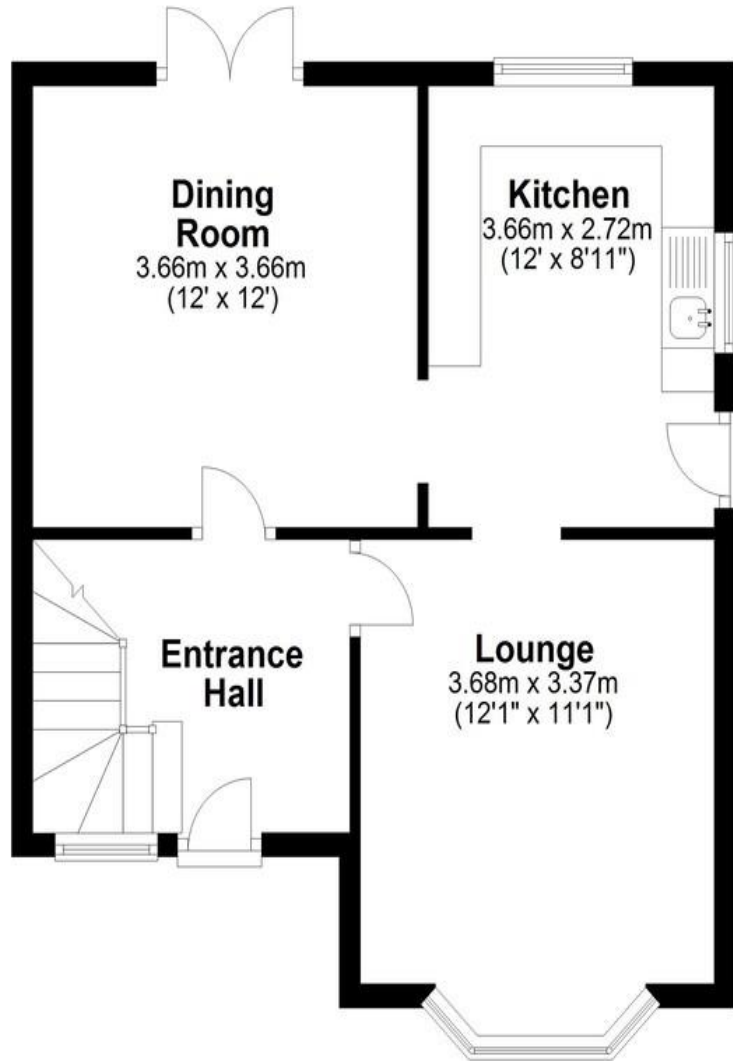
By prior appointment with the vendors agents -
DIAMOND MILLS & CO. (01394) 282281.





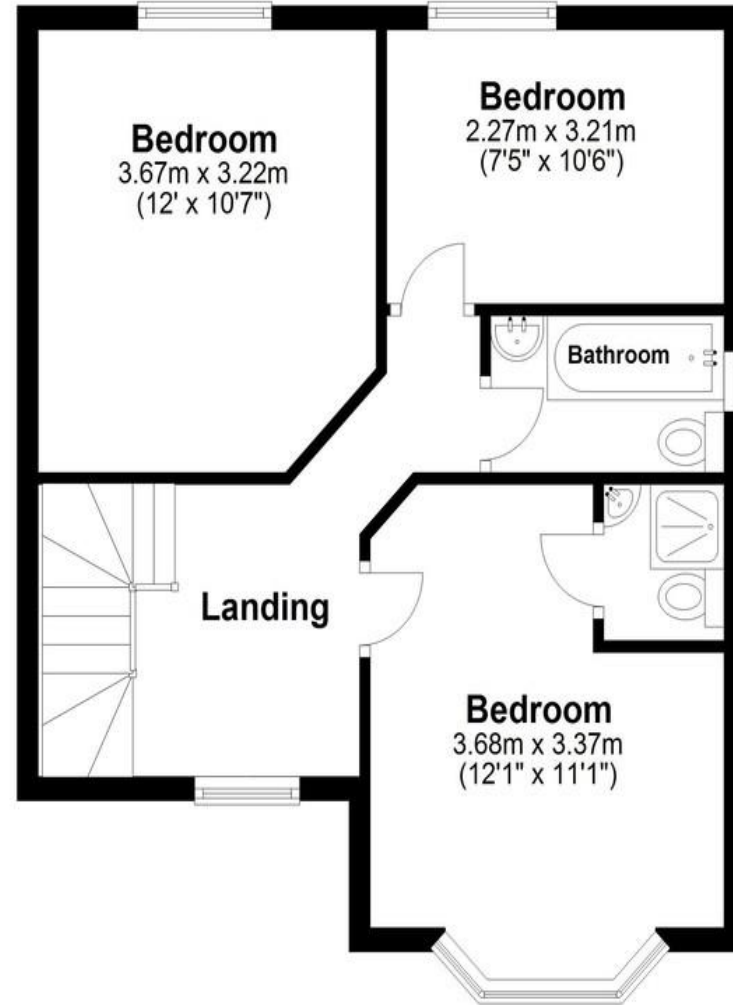
Ground Floor

Approx. 44.6 sq. metres (480.3 sq. feet)



First Floor

Approx. 44.9 sq. metres (483.0 sq. feet)



Total area: approx. 89.5 sq. metres (963.3 sq. feet)