



16 Lansdowne Road, Felixstowe, Suffolk, IP11 9HG

£425,000 GENEROUS GARDEN & NO CHAIN

**DIAMOND
MILLS**

Established 1908

Situated in a highly sought after residential area of Old Felixstowe, built in the 1960's, a three bedroom semi detached house for sale with vacant possession, no onward chain. The property boasts an established and generous size gardens and offers great scope of modernisation and extending subject to the necessary planning permissions.

The light and spacious accommodation on the ground floor consists of an entrance porch, entrance hall, sitting / dining room, lean-to, kitchen, inner hall, ground floor WC, attached single garage and a small store room. The first floor comprises a landing and access to the three bedrooms and family bathroom suite.

The majority of windows were replaced in the property between 2017 and 2020 and the house also benefits from cavity wall insulation.

MAIN ENTRANCE

Door opening into entrance porch. Door and windows both sides to:-

ENTRANCE HALL

Staircase to first floor. Radiator. Doors off to:-

SITTING ROOM / DINING ROOM

24' 4" x 12' 11" (7.42m x 3.94m) Fitted carpet. Two radiators. Bay window to front aspect. Gas fire (not tested) with marble hearth. Serving hatch to kitchen. Sliding door to lean-to. Coving.

KITCHEN

11' 4" x 9' 11" (3.45m x 3.02m) Lino flooring. Range of fitted eye and base level units with laminate work tops. Radiator. Tiled walls. Space for cooker. Space for under counter fridge and under counter freezer. Space and plumbing for automatic washing machine. Floor standing gas fired boiler. Window to rear aspect.

Frosted window to side aspect. Door to inner hall and ground floor WC.

STAIRCASE FROM ENTRANCE HALL TO FIRST FLOOR.

FIRST FLOOR LANDING

Window to side aspect. Radiator. Doors off to:-

BEDROOM ONE

12' 2" x 11' 7" (3.71m x 3.53m) Fitted carpet. Radiator. Window to front aspect.

BEDROOM TWO

12' 11" x 9' 11" (3.94m x 3.02m) Fitted carpet. Radiator. Built in wardrobe. Window to rear aspect.

BATHROOM

White suite comprising low level WC, wash hand basin, bath unit with shower fitment, part tiled walls, built in airing cupboard. Window to side aspect.

GARAGE

16' 11" x 8' 7" (5.16m x 2.62m) Up and over door to front. Service door to side.

STORE

Window to side aspect. Door to rear.

OUTSIDE

The front garden is mainly laid to lawn adjacent to a tarmac driveway with shrubs and a tree along with a low level brick built wall to the front boundary. Wired fencing to both sides and a single wooden gate provides pedestrian access down the south side of the property to the rear garden.

The rear garden extends to approximately 110ft in depth by 36ft wide and is east facing being mainly laid to lawn with a raised patio area adjoining the house, a variety of shrubs and trees including a cherry tree and olive tree, two garden sheds, panelled fencing to boundaries.

COUNCIL TAX BAND

Band D.

ENERGY PERFORMANCE CERTIFICATE

The current energy performance rating is D (59) with a potential rating of C (80) and the current energy performance certificate is valid until 14th January 2024.

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.





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