



59 Colneis Road, Felixstowe, Suffolk, IP11 9HH

£360,000 FREEHOLD

**DIAMOND
MILLS**

Established 1908

Situated in a sought after location of Old Felixstowe, a three bedroom detached bungalow with established gardens, offered for sale with vacant possession, no onward chain.

STORM PORCH

Main entrance, UPVC double glazed door and matching side panel.

ENTRANCE HALL

Built in airing cupboard. Radiator. Doors off to:-

BEDROOM 1 (SOUTH)

11' 11" x 10' 10" (3.63m x 3.3m) Windows to front and side aspect. Radiator.

BEDROOM 3 (EAST)

8' 9" x 5' 5" (2.67m x 1.65m) Window to side aspect.

BEDROOM 2 (NORTH)

11' 11" x 8' 7" (3.63m x 2.62m) Window to side aspect.

SHOWER ROOM

Fitted with a three piece suite with shower cubicle, pedestal wash hand basin and low level WC. Window to rear aspect.

SITTING ROOM

16' 2" x 12' 1" (4.93m x 3.68m) Dual aspect with windows to front and side aspects. Radiator. Artificial ceiling beams. Fireplace (not tested) with traditional red brick surround and hearth. Glazed internal door to:-

KITCHEN DINER

16' 2" x 9' 11" (4.93m x 3.02m) Wood laminate flooring. Radiator. Fitted kitchen with wooden eye and base level units and laminate work tops and tiled splash backs above. One and a half bowl sink unit with drainer. Plumbing for automatic washing machine. Built in under counter oven with four ring hob over. Space for under counter fridge unit. Sliding doors to Conservatory. Further UPVC double glazed door to Conservatory.

FRONT GARDEN

Established front garden with lawn, flower borders and shrubs.

REAR GARDEN

Side access to rear garden with paved terrace. Established lawn with mature shrubs, borders and 2 large sheds.

ENERGY PERFORMANCE CERTIFICATE

The current energy performance rating is D (67) with a potential rating of B (86). The current EPC is valid until October 2033

COUNCIL TAX BAND

D

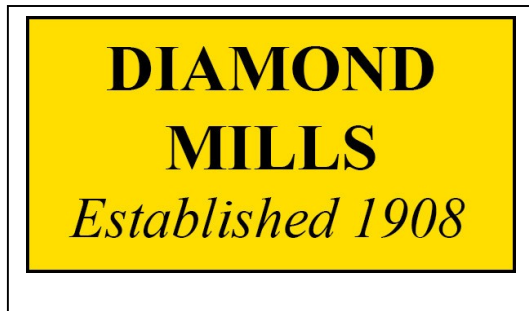
AGENTS NOTE

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.**





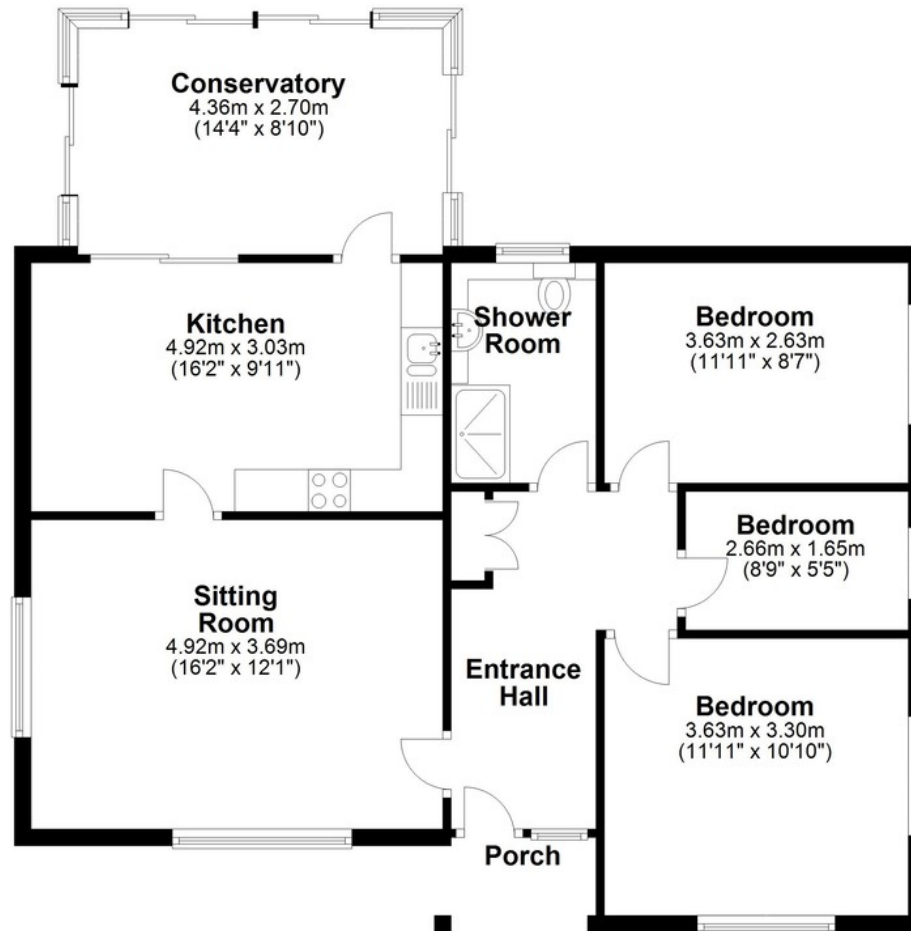
117 Hamilton Road, Felixstowe, Suffolk IP11 7BL Tel: (01394) 282281

www.diamondmills.co.uk E-mail: sales@diamondmills.co.uk



Ground Floor

Approx. 86.8 sq. metres (934.7 sq. feet)



Total area: approx. 86.8 sq. metres (934.7 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.