



Cranmer Cliff Gardens, Maybush Lane, Felixstowe

£265,000 Leasehold

Located in a highly sought after residential area of Old Felixstowe, a unique mews style semi detached house offered for sale with vacant possession, no onward chain.

The property offers versatile accommodation in as much as there could be a ground floor bedroom as this room is connected to an en suite shower room, however, there are also two bedrooms and a bathroom on the first floor.

The property forms part of a wonderful development on the Cliffs of Old Felixstowe, known as Cranmer Cliff Gardens, set within grounds of approximately two acres offering stunning communal gardens for the use of all residents and having direct access and panoramic views over the sea and promenade, in addition to being approximately one mile from Felixstowe's main town centre shopping thoroughfare with a variety of both local and national high street stores available.

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The light and spacious accommodation briefly comprises living room, kitchen, ground floor bedroom with en-suite shower room, two first floor bedrooms and a first floor bathroom.

Heating is supplied in the form of central heating to radiators throughout the property, fueled by an electric powered boiler.

MAIN ENTRANCE

Traditional wooden entrance door opening to:-

LIVING ROOM (L SHAPED)

19' 1" x 12' 00" (5.82m x 3.66m) Fitted carpet. Radiator. Windows to front and rear aspects. Wall lights. Doors to Kitchen and Ground Floor Bedroom. Staircase to first floor accommodation.

KITCHEN

10' 7" x 8' 4" (3.23m x 2.54m) Laminate tiled flooring. Radiator. Range of fitted eye and base level units, laminate work tops, tiled splash backs, sink unit with drainer, under counter electric oven with extractor over, washing machine included (no warranty), fridge freezer included (no warranty), window to side aspect and window to front aspect. Coving.

GROUND FLOOR BEDROOM

10' 3" x 8' 00" (3.12m x 2.44m) Fitted carpet. Window to rear aspect. Radiator. Door to:-

ENSUITE SHOWER ROOM

Comprising good size walk in shower cubicle, pedestal wash hand basin, low level WC, half tiled walls, side aspect window, extractor fan.

FIRST FLOOR LANDING

Part galleried landing with doors to:-

BEDROOM ONE

16' 3" x 11' 3" (4.95m x 3.43m) Window to front aspect in a dormer style window, radiator, spotlights.

BEDROOM THREE OR STUDY

8' 5" x 8' 4" (2.57m x 2.54m) Fitted carpet. Window to front aspect. Radiator. Spotlights.

FIRST FLOOR BATHROOM

Laminate flooring. Window to front aspect. Panelled bath with shower and screen over. Half tiled walls, pedestal wash hand basin. low level WC.

OUTSIDE

An allocated block paved parking space in front and a gravel area to the side, leaving to wonderfully landscaped communal gardens mainly laid to lawn with patio and gravelled areas, established shrubbery, mature trees and flower beds and at the edge of the gardens, upon the Clifftops, extensive Sea Views can be appreciated.

COUNCIL TAX BAND

Band D.

ENERGY PERFORMANCE CERTIFICATE

The current energy efficiency rating is E (46) with potential rating of D (67). The current energy performance certificate is valid until 4th December 2029.

TENURE

Leasehold. Remainder of a 999 year lease from 2005. The property is also sold with a share of the management company along with all the other owners in the development which owns the freehold. Please satisfy yourself with all leasehold and freehold responsibilities prior to unconditional exchange of contracts via your solicitor. Pets are not permitted within the development.

SERVICE CHARGE

We understand from the Vendor that the service charge is £3,000 per annum.

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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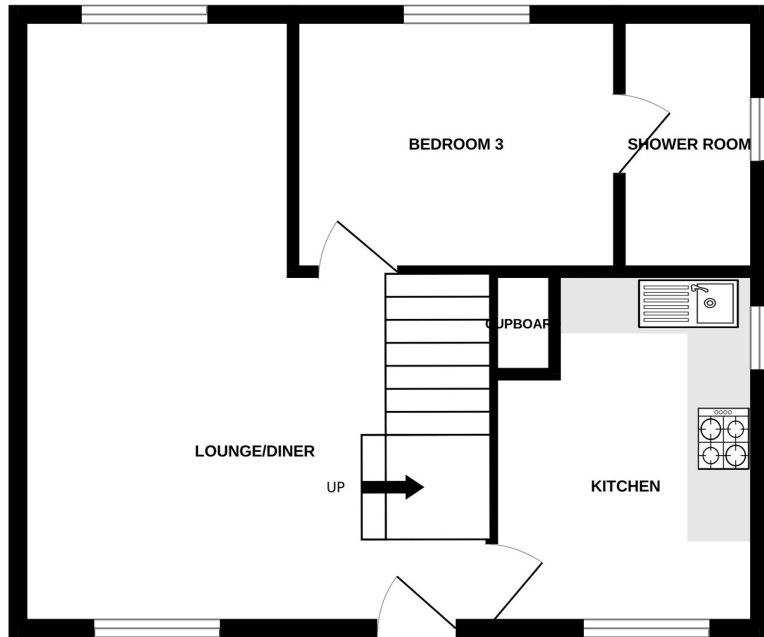


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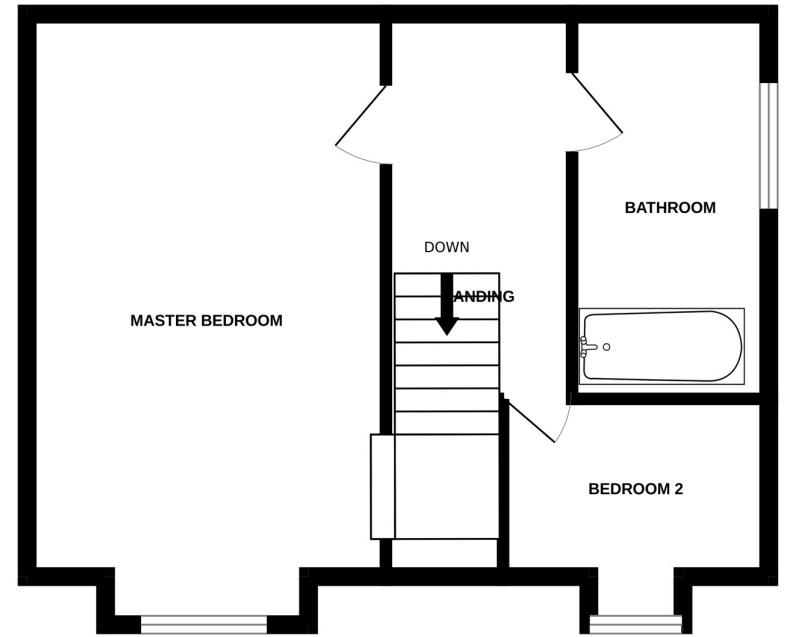
www.diamondmills.co.uk E-mail: sales@diamondmills.co.uk



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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