



6 Penfold Road, Felixstowe, Suffolk, IP11 7BP

£299,000 TOWN CENTRE LOCATION

**DIAMOND
MILLS**

Established 1908

Situated in the heart of Felixstowe, a spacious single bay fronted semi detached house offering ideal access to the town centre and railway station. The property offers a 19ft kitchen, two reception rooms, conservatory and west facing rear garden.

UPVC double glazed entrance door leading to:-

ENTRANCE HALL

Laminate flooring. Radiator. Stairs to first floor. Door under staircase to:-

GROUND FLOOR WC

Lino flooring. Meters with cover over, wash hand basin, low level WC, obscured UPVC double glazed window to side aspect.

Door off ENTRANCE HALL to:-

LIVING ROOM

15' 11" into bay x 11' 7" (4.85m x 3.53m) Fitted carpet. Radiator. Bay window to front aspect. Gas fire with marble surround (not tested). Picture rails.

DINING ROOM

12' 4" x 10' 11" (3.76m x 3.33m) Laminate flooring. Radiator. Slate effect feature fireplace. Picture rails. Sliding doors to:-

CONSERVATORY

10' 10" x 10' 5" (3.3m x 3.18m) Laminate flooring. Radiator. French doors leading to rear garden. Door off ENTRANCE HALL to:-

KITCHEN

19' 7" x 6' 6" (5.97m x 1.98m) Galley style kitchen with tiled floors, two radiators, comprising a range of eye and base level units with work surfaces, tiled splash backs and stainless steel single sink drainer unit also providing space for washing machine, dishwasher and tall fridge freezer. Integral electric Beko fan oven with four ring gas hob above and extractor hood to outside. Spotlighting. UPVC double glazed door leading to outside.

STAIRCASE FROM ENTRANCE HALL TO FIRST FLOOR

FIRST FLOOR LANDING

With loft access (fully insulated and part boarded), window to side aspect, picture rails, door to:-

BEDROOM ONE

13' 00" x 9' 6" (3.96m x 2.9m) Fitted carpet. Radiator. Cast iron feature fireplace. Two built in oak wardrobes. Window to front aspect.

BEDROOM TWO

12' 11" x 10' 10" (3.94m x 3.3m) Fitted carpet. Radiator. Cast iron feature fireplace. Built in cupboard housing gas fired combination boiler. Window to rear aspect.

FAMILY BATHROOM

Contemporary refitted bathroom suite with tiled floor and walls. White suite comprising low level WC, vanity wash hand basin, bath unit with shower over, window to rear aspect. Extractor fan.

BEDROOM THREE

8' 10" x 6' 9" (2.69m x 2.06m) Fitted carpet. Radiator. Window to front aspect.

OUTSIDE

The front garden has been equipped for low maintenance laid with stones adjacent to a hard standing driveway and a brick wall to the front boundary. Double gates provide access down the north side of the property.

The rear garden is west facing and enclosed by fencing. There is a patio area, outside water tap and is laid to lawn which does require treatment or replacement.

IMPORTANT NOTE

Prospective purchasers are advised to note that the property does require some cosmetic work of updating and modernisation and has been priced accordingly.

COUNCIL TAX BAND

Band B.

Energy Performance Certificate

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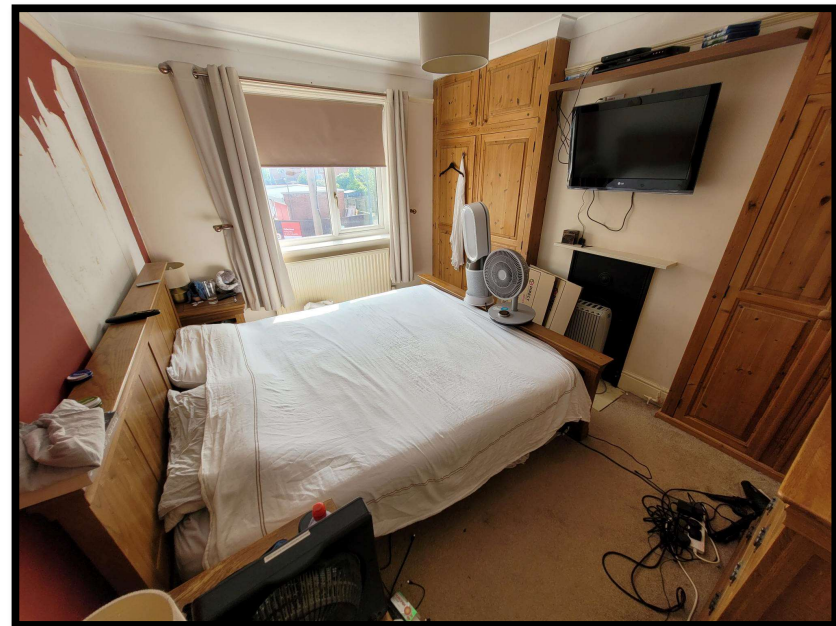
AGENTS NOTE

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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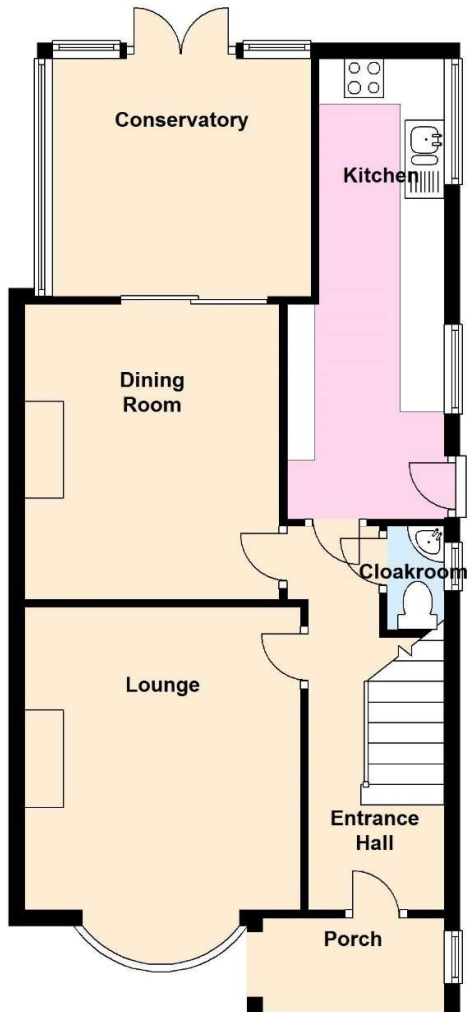
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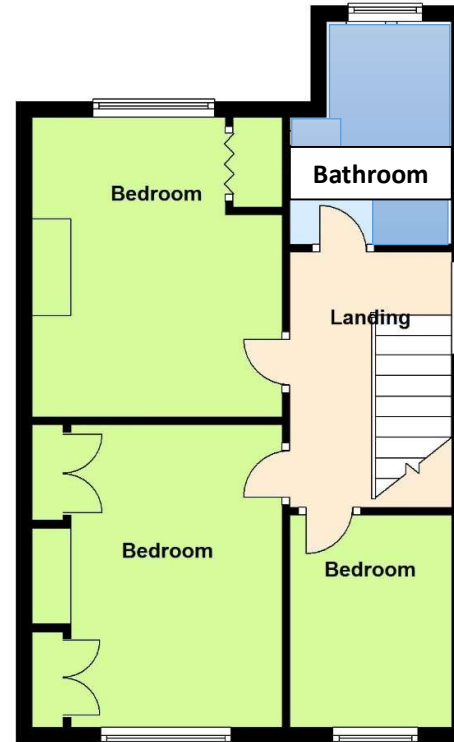
Ground Floor

Approx. 61.2 sq. metres (658.9 sq. feet)



First Floor

Approx. 44.0 sq. metres (474.0 sq. feet)



Total area: approx. 105.2 sq. metres (1132.9 sq. feet)

Prepared By david-mortimer.com

Not To Scale For Identification Purposes Only
Plan produced using PlanUp.