



**Treacle Pot Cottage, 89 Mill Lane, Trimley St. Martin,
Felixstowe, IP11 0RP**

£200,000 FREEHOLD

**DIAMOND
MILLS**

Established 1908

Offered for sale with vacant possession, no onward chain, a semi detached cottage with great character and boasting great potential to modernise and extend subject to planning consent.

The property would be an ideal first time project or investment purchase and the A12/A14 trunk roads are easily accessible from Trimley St. Martin.

The cottage's accommodation briefly consists of an entrance porch, living room with staircase to first floor bedroom, a fitted kitchen, an inner hallway off the kitchen, a ground floor bathroom and a ground floor bedroom.

ACCOMMODATION WITH APPROXIMATE ROOM SIZES

FRONT ENTRANCE PORCH

Of timber and glass construction. Door to:-

LIVING ROOM

13' 5" x 11' 11" (4.09m x 3.63m) Window to front aspect. Feature inglenook fireplace. Door to staircase to first floor bedroom.

KITCHEN

12' 6" x 7' 3" (3.81m x 2.21m) Laminate flooring. Two windows to rear aspect. Window to side aspect. Electric heater. Stable door to rear garden. Fitted base level units with stainless steel sink unit with drainer. Space for freestanding cooker. Space for freestanding fridge freezer. Internal door off to:-

INNER HALL

Window to rear aspect. Doors off to:-

GROUND FLOOR BATHROOM

8' 2" x 7' 11" (2.49m x 2.41m) Lino flooring. White suite comprising low level WC, pedestal wash hand basin, bath unit, electric heater, part tiled walls, obscured window to side aspect.

GROUND FLOOR BEDROOM

8' 2" x 7' 11" (2.49m x 2.41m) Fitted carpet. Windows to front and side aspects. Dado rail.

FIRST FLOOR BEDROOM

12' 1" x 11' 00" (3.68m x 3.35m) Fitted carpet. Electric heater. Built in cupboard/wardrobe. Additional built in cupboard with hot water cylinder. Windows to front and side aspects.

OUTSIDE

To the front of the property is an open plan front garden with a holly bush and a small parcel of lawn. Adjacent is a driveway providing off street parking for one vehicle. A pedestrian side gate leads off the driveway to the rear garden which extends to approximately 'ft' in depth by 'ft' in width and is mainly laid to lawn, a sizeable patio adjoins the rear of the cottage and the summerhouse is included in the sale. There is a bin storage area to one side of the summerhouse.



COUNCIL TAX BAND

Band B.

ENERGY PERFORMANCE CERTIFICATE

The current energy efficiency rating is 33 (F) and the potential rating is 124 (A) and the current energy performance certificate is valid until 4th April 2027. Therefore, mortgage lenders in terms of a buy to let mortgage will not lend against the property.

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

VIEWINGS

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



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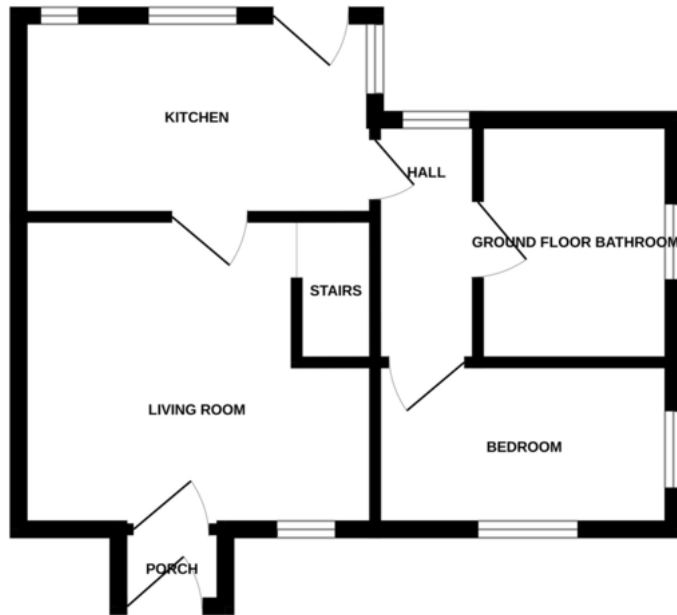


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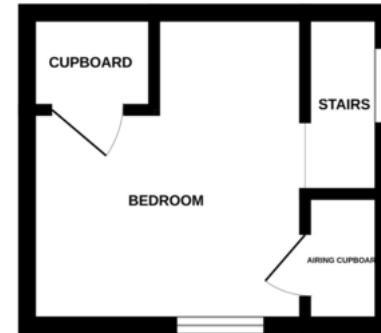
www.diamondmills.co.uk E-mail: sales@diamondmills.co.uk



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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