



**8 Ascot Drive, Felixstowe, IP11 9DW**

**£300,000 CHAIN FREE DETACHED BUNGALOW**

**DIAMOND  
MILLS**  
*Established 1908*

**A detached two bedroom bungalow set back off Ascot Drive in the popular village of Walton on the outskirts of Felixstowe. This bungalow has two reception rooms, two drives and a garage. The property is being sold subject to probate and would benefit from some updating.**

#### **PORCH**

With door to hall.

#### **HALL**

12' 4" x 4' 5" (3.76m x 1.35m) There is a cloaks cupboard in the hall and a radiator.

#### **SITTING ROOM (S&W)**

16' 9" x 11' (5.11m x 3.35m) Plus bay. The focal point of the room is a tiled fireplace with inset gas fire. Radiator. Sliding doors to the dining room.

#### **DINING ROOM (S)**

10' 6" x 8' (3.2m x 2.44m) With serving hatch to kitchen and radiator. The airing cupboard housing the pre-lagged copper hot water cylinder with fitted immersion heater is in this room.

#### **KITCHEN (E)**

11' 6" x 6' 8" (3.51m x 2.03m) Fitted with a range of wall and base units and a pantry cupboard. Appliances include a gas hob, double oven and IdealW gas fired boiler. There is an external door from the kitchen.

#### **BEDROOM (N)**

12' 3" x 10' 9" (3.73m x 3.28m) A double room with a radiator in it.

#### **BEDROOM (N)**

10' 9" x 10' 3" (3.28m x 3.12m) There is a radiator in this room and an external door to the garden.

#### **BATHROOM (E)**

6' 7" x 5' 6" (2.01m x 1.68m) Fitted with a three piece suite comprising Panel bath with electric shower unit over, vanity unit with inset wash basin and low level WC. There is a radiator in the bathroom.

#### **GARAGE**

16' x 9' (4.88m x 2.74m) With automatic door, power and light and a courtesy door to the garden.

#### **OUTSIDE**

The front garden is laid to lawn. Either side of this are drives providing off road parking. One leads to the garage and the other leads to a double gate. There are enclosed gardens to the rear of the bungalow, a terrace, a shed and a summer house. To the rear of the garage is a store.

#### **COUNCIL TAX BAND**

Band D.

#### **ENERGY PERFORMANCE CERTIFICATE**

The current energy performance rating is D (60) with a potential rating of B (86). The current energy performance certificate is valid until 7<sup>th</sup> March 2034.

#### **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.**





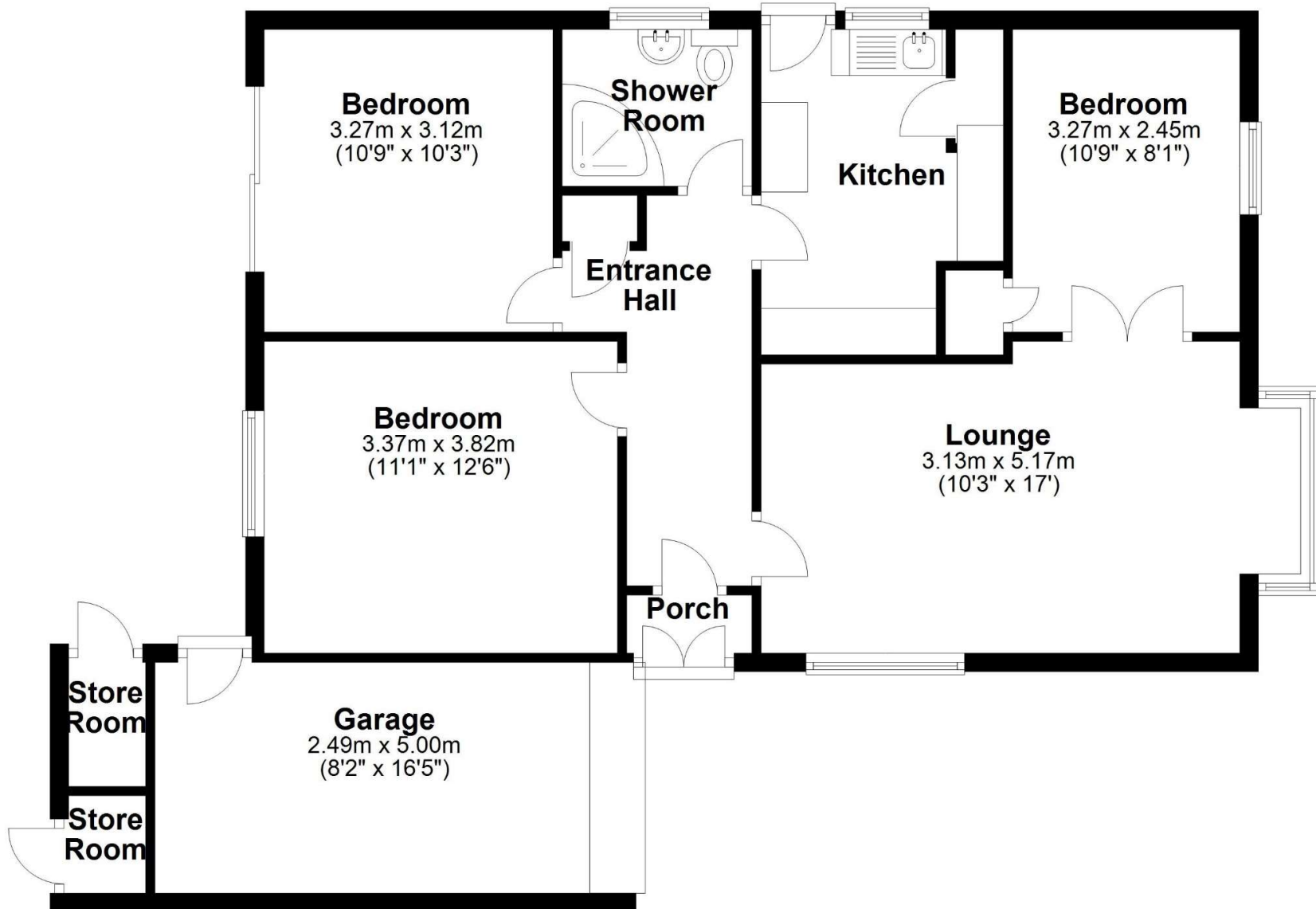
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# Ground Floor

Approx. 86.6 sq. metres (932.5 sq. feet)



Total area: approx. 86.6 sq. metres (932.5 sq. feet)