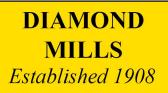


9 Cheveley, Tomline Road, Felixstowe, Suffolk, IP11 7QP

£150,000 SHARE OF FREEHOLD



Situated close to the town centre, a purpose built one bedroom ground floor flat with a single garage, offered for sale with vacant possession, no onward chain. This ideally located property would make an ideal first time buy or investment purchase.

COMMUNAL ENTRANCE WITH SECURITY ENTRY PHONE SYSTEM TO:-

COMMUNAL HALLWAY

DOOR TO FLAT 9.

ENTRANCE HALL

Fitted carpet. Three built in storage cupboards. Doors off to:-

<u>KITCHEN</u>

7' 7" x 6' 8" (2.31m x 2.03m) Fitted kitchen consisting of a range of eye and base level units consisting of cupboards and drawers with fitted laminate work tops. Tiled splash backs. Stainless steel sink unit with drainer. Space for oven. Wall mounted gas fired boiler (not tested). Window to front aspect.

BATHROOM

Lino floor. Light blue suite comprising low level WC, pedestal wash hand basin, bath unit with easy access door and shower fitment over. Fully tiled walls. Radiator. Window to side aspect.

SITTING ROOM

13' 9" x 11' 7" (4.19m x 3.53m) Fitted carpet. Radiator. Window to front aspect. Coving.

BEDROOM

13' 9" x 10' 2" (4.19m x 3.1m) Fitted carpet. Radiator. Fitted wardrobes. Window to rear aspect. Coving.

GARAGE EN BLOC

16' 9" x 7' 9" (5.11m x 2.36m) Manual up and over door. Ideal for storage.

OUTSIDE

Cheveley stands in gardens laid to lawn with flower and shrub borders. Further gardens to the rear. The garage is in a block.

<u>TENURE</u>

Leasehold. The remainder of a 999 year lease commencing 1974.

ENERGY PERFORMANCE CERTIFICATE

This property has a current rating of C (75) and a potential rating of C (77) that is valid until 31st March 2034.

COUNCIL TAX BAND

Band A.

SERVICE CHARGE

There is a yearly service charge of $\pounds1300$ which can be paid in two installments of $\pounds650$

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



