



**The Cottage, 22 Manwick Road, Felixstowe, IP11 2DQ**

**£350,000 FREEHOLD**

**DIAMOND  
MILLS**  
*Established 1908*

**A charming two / three bedroom detached cottage style chalet bungalow on a corner plot with "L" shaped garden, off road parking and a garage. The Cottage is situated close to the sea front in Felixstowe. At present the second bedroom is being used as a dining room.**

**PORCH**

16' 3" x 2' 6" (4.95m x 0.76m) Of half glazed construction.

**HALL**

With Stairs to first floor.

**DINING ROOM (S)**

12' x 13' (3.66m x 3.96m) Plus bay A South facing room with bay window. There is a picture rail around this room. Radiator. (Although this room is at present used as a dining room it was used as the second bedroom).

**SITTING ROOM (S)**

13' x 12' (3.96m x 3.66m) Plus bay Another South facing room with bay window. Pretty brick fireplace (capped). Picture rail and radiator.

**BATHROOM (N)**

9' 10" x 5' 6" (3m x 1.68m) Fitted with a four piece suite comprising panel bath with shower attachment, pedestal wash basin, bidet and low level WC. Radiator.

**KITCHEN (S)**

12' x 8' (3.66m x 2.44m) With a range of wall and base units and an enamel one and a half bowl sink unit with single drainer. The appliances include a gas cooker, Bosch dish washer and a Baxi gas boiler. Radiator.

**UTILITY ROOM**

8' 6" x 3' 6" (2.59m x 1.07m) With fitted wall unit, plumbing for a washing machine. External door.

**GALLERIED LANDING**

There are two eves cupboards on the landing, one of which is a wardrobe.

**BEDROOM (S)**

13' 7" x 9' (4.14m x 2.74m) Max. A South facing room. Radiator.

**ENSUITE (S-VELUX)**

5' 10" x 6' 4" (1.78m x 1.93m) Fitted with a four piece suite comprising Shower, vanity unit with wash basin, bidet and low level WC. Radiator, extractor fan and spot lighting.

**BEDROOM (S - VELUX)**

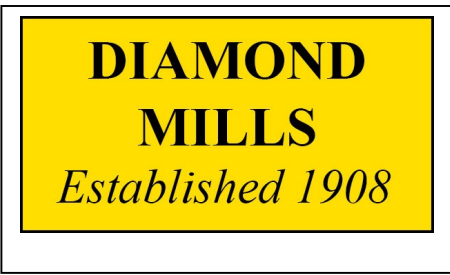
12' x 8' 3" (3.66m x 2.51m) One pine clad wall, eves cupboard and radiator. Restricted ceiling height.

**GARAGE**

15' x 12' (4.57m x 3.66m) With power and light connected. Up and over front door and courtesy door as well.

**OUTSIDE**

There is off road parking in front of the garage. To the East of the cottage is an enclosed area with Astroturf, lawn, shrubbery and a garden shed. There is a little verandah immediately to the South. Enclosed cottage gardens to the South and West with lawn and shrubberies.





**ENERGY PERFORMANCE CERTIFICATE**

The current EPC has a rating of C (70) with a potential of B (81) which is valid until 21<sup>st</sup> March 2034.

**COUNCIL TAX BAND**

B

**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**

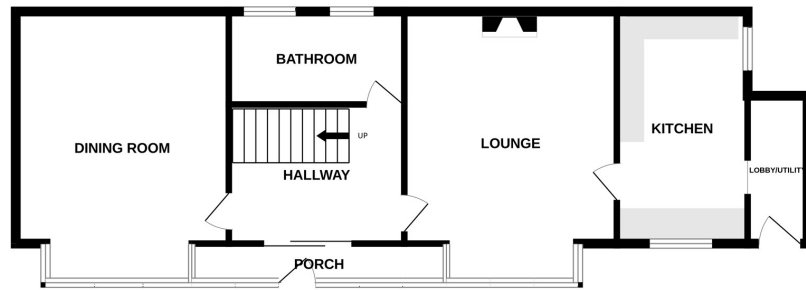
By prior appointment with the vendors agents - **DIAMOND MILLS & CO. (01394) 282281.**



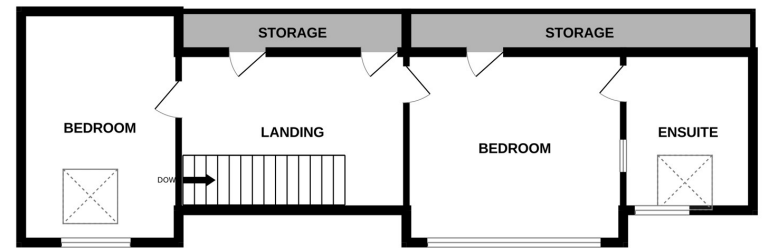
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GROUND FLOOR



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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