



Neptune House, 5 Highfield Road, Felixstowe, Suffolk, IP11 7BZ

£295,000 FREEHOLD

**DIAMOND
MILLS**

Established 1908

Situated within close proximity of Felixstowe Town Centre is this three bedroom semi-detached family home, which has undergone refurbishment by the current owner.

The light and spacious property has kept many original features and benefits from three reception rooms, a large family bathroom and a low maintenance rear garden.

Accommodation in brief comprises:- Entrance porch, entrance hall, lounge, dining room, ground floor WC, breakfast room, kitchen, three bedrooms, a large family bathroom and an additional separate WC.

The property also has updated UPVC double glazed windows to the front and heating is supplied in the form of gas fired central heating from a Viessmann combi boiler.

There are some finishing touches needed to the property, a viewing is highly recommended to appreciate the size and space the property has to offer.

ENTRANCE PORCH

5' 8" x 3' 7" (1.73m x 1.09m) Original wooden flooring. Electric meter/consumer unit. Door leading to:

ENTRANCE HALL

Original wooden flooring (some panels replaced). Radiator. Under stairs storage cupboard. Alcove with shelving. Door feeding off to:

LOUNGE

14' 5" x 11' 11" into bay (4.39m x 3.63m) Original wooden flooring. Bay window to front aspect. Radiator. Wood burner effect Gazco gas fire. Part panelled walls. Ceiling and wall lighting with dimmer switch.

DINING ROOM

12' 4" x 10' 4" (3.76m x 3.15m) Original wooden flooring. Radiator. Window to rear aspect (secondary double glazing). Ceiling and wall lighting.

GROUND FLOOR WC

Suite comprising:- Low level WC. Wash hand basin with mixer tap. Obscured window to side aspect. Part panelled walls.

BREAKFAST ROOM

9' 11" x 9' 8" (3.02m x 2.95m) Original wooden flooring. Window to side aspect. Radiator. Storage cupboard housing Viessman gas combination boiler. Doorway leading to:

KITCHEN

12' 3" x 8' (3.73m x 2.44m) Beech work tops with storage cupboards below. Stainless steel one and a half bowl catering style sink unit with Smeg mixer tap. Space available for range cooker with Stoves extractor hood above. Space available for fridge. Space and plumbing for washing machine. Radiator. Window and door to side aspect onto rear garden. Second consumer unit.

FIRST FLOOR LANDING

Original wooden flooring. Radiator. Access to loft space. Storage cupboard. Doors feeding off to:

SERPARATE WC

Low level WC. Part tiled walls. Window to side aspect.

BATHROOM

Modern Victorian style bathroom comprising:- Low level WC. Wash hand basin. Bath with mixer tap and shower attachment. Separate shower cubicle with sunflower style shower with lower shower attachment. Window to side aspect. Heated towel rail. Part panelled walls. Vinyl flooring. Extractor fan.

BEDROOM 1

12' 5" x 10' 3" (3.78m x 3.12m) Original wooden flooring. Radiator. Large window to rear aspect (secondary double glazing).

BEDROOM 2

11' 10" x 11' 10" (3.61m x 3.61m) Window to front aspect. Radiator.

CABIN BEDROOM

7' 4" x 6' 4" (2.24m x 1.93m) Original wooden flooring. Radiator. Window to front aspect. Part panelled wall. Built-in bed.

REAR GARDEN

South west facing low maintenance courtyard rear garden. Raised shrubbery area. Access to brick built store with double socket and hot and cold water supply. Gate access to the front of the property. Outside tap.

IMPORTANT INFORMATION

We understand from the vendor that there is the option to purchase a car parking permit for Highfield Road short stay car park at a cost of £400 per annum.

ENERGY PERFORMANCE CERTIFICATE

The current EPC is D(66) with a potential of B(85) which is valid until 25th November 2030.

COUNCIL TAX BAND

C

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.**





Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60