



45 Nayland Road, Felixstowe, IP11 2XP

£240,000 FREEHOLD

**DIAMOND
MILLS**
Established 1908

An extended semi detached three bedroom house in need of some updating and modernization with enclosed garden and garage situated at the end of a "No Through Road".

ENTRANCE HALL

LIVING ROOM (W)

15' x 14' (4.57m x 4.27m) The stairs rise to the first floor from the living room. There is a radiator in this room.

KITCHEN/DINER (S)

15' x 10' (4.57m x 3.05m) Fitted with a range of wall and base units with an inset one and a half bowl stainless steel sink unit with single drainer. There are gas and electric cooker points and plumbing for a washing machine in the kitchen. Cupboard housing the gas fire boiler.

STUDIO (E)

7' 9" x 10' 3" (2.36m x 3.12m) With glazed external door and radiator.

OFFICE/OCCASIONAL BED (E)

10' 6" x 6' 6" (3.2m x 1.98m)

LANDING

With access to loft void.

BEDROOM (W)

10' 9" x 8' 3" (3.28m x 2.51m) A double bedroom with a radiator. Fitted shelving and cloths rails.

BEDROOM (E)

9' 6" x 8' 3" (2.9m x 2.51m) Another double bedroom with a radiator. Fitted shelving and cloths rails.

BEDROOM (W)

7' 9" x 6' 6" (2.36m x 1.98m) A single bedroom with radiator.

BATHROOM (E)

6' 6" x 6' 6" (1.98m x 1.98m) Fitted with a three piece white suite comprising bath with electric shower over, wash basin and low level WC. There is a radiator in the bathroom.

OUTSIDE

There is an enclosed, partly walled garden to the East of the house which is largely paved with a section of Astroturf. There is a pedestrian gate from the garden.

GARAGE

The garage is the middle one in a in a block of three.

ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is C (71) with a potential of B (85) which is valid until the 1st June 2031.

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.



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117 Hamilton Road, Felixstowe, Suffolk IP11 7BL Tel: (01394) 282281

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Energy rating and score

This property's energy rating is C. 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	71 C	
55-68	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