



25 Stour Avenue, Felixstowe, Suffolk, IP11 2NR

£230,000 FREEHOLD

**DIAMOND
MILLS**

Established 1908

A terraced three bedroom house situated just West of Felixstowe Town Centre. There is a bathroom on the first floor together with the three bedrooms and on the ground floor there is a living room, kitchen/diner and a cloakroom. There is a good sized enclosed rear garden.

HALL (SW)

There is a radiator in the hall. the stairs rise to the first floor from the hall and the gas metre is beneath the stairs. Cloaks cupboard and consumer unit.

LIVING ROOM (NE)

13' 6" x 11' (4.11m x 3.35m) The old gas fire in this room has been disconnected. There is a radiator in this room and an external door to the terrace. Another door leads into the kitchen/diner.

KITCHEN/DINER (NE&SW)

20' x 11' (6.1m x 3.35m) Max. The kitchen area is fitted with a range of wall and base units and an inset stainless steel sink unit with single drainer. Built in shelved pantry cupboard. There is a gas cooker point in the kitchen, plumbing for a washing machine and a dish washer. Two radiators. Return door to hall.

INNER LOBBY

With doors to the cloakroom and passage way.

CLOAKROOM (SW)

5' x 2' 4" (1.52m x 0.71m) With low level WC.

PASSAGE WAY

20' x 3' 3" (6.1m x 0.99m) With external doors both ends.

LANDING (SW)

10' 6" x 6' 6" (3.2m x 1.98m) Including the stairs. There is a built in cupboard on the landing a radiator and access to the loft void.

BEDROOM (NE)

15' 3" x 13' 3" (4.65m x 4.04m) Max. This room has a view over the garden, a built in cupboard and a radiator.

BEDROOM (NE)

12' x 9' 6" (3.66m x 2.9m) There is a radiator in this bedroom and a cupboard housing the Baxi gas fired boiler.

BEDROOM (SW)

10' x 8' 8" (3.05m x 2.64m) This room is at present used as a study and has a radiator.

BATHROOM (SW)

7' 9" x 5' 6" (2.36m x 1.68m) Fitted with a three piece suite comprising panel bath with shower over, pedestal wash basin and low level WC. There is radiator in the bathroom.

OUTSIDE

The house is set back off Stour Avenue beyond a grass verge. The enclosed front garden is partly paved with flower beds and there are roses round the door. Immediately to the rear of the house is a paved terrace with steps leading up to the gardens. Beside the terrace is a BRICK OUTHOUSE with two stores. One measures 6' x 3' one has per connected the other measures 6' x 8'. A paved pathway leads up the garden to where there is another terrace and a small greenhouse. The enclosed rear gardens are laid to lawn with various shrubs.

COUNCIL TAX BAND

B

ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is C(71) with a potential of B(84) which is valid until 1st July 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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