



24 Cricket Hill Road, Felixstowe, IP11 2LG

£240,000 FREEHOLD

**DIAMOND
MILLS**
Established 1908

An established semi-detached three bedroom house situated in a cul-de-sac backing on to the Orwell Green playing field with easy access to Morrisons and schooling. The house has a South facing rear garden and an allocated off road parking space.

ENTRANCE HALL (W)

6' x 3' 3" (1.83m x 0.99m) With door to cloakroom/utility.

CLOAKROOM/UTILITY ROOM (N)

6' x 2' 9" (1.83m x 0.84m) Fitted with a two piece suite comprising low level WC and wash basin. There is plumbing for the washing machine in this room.

HALL

11' 3" x 6' 6" (3.43m x 1.98m) Cupboard housing the consumer unit. Cloaks Cupboard. Gas fired warm air boiler.

LIVING ROOM (S)

16' 3" x 11' 9" (4.95m x 3.58m) A sizeable South facing living room overlooking the rear garden. Door to rear lobby.

REAR LOBBY

With external door and door to store room.

STORE ROOM

8' x 3' (2.44m x 0.91m) A useful store room beneath the stairs.

KITCHEN/DINER (N)

11' 3" x 12' 9" (3.43m x 3.89m) max. Fitted with a range of wall and base units and an inset one and a half bowl sink unit with single drainer. Gas and electric cooker points. There is space for a kitchen table in this room.

LANDING

There is access to the loft void on the landing and the airing cupboard is on the landing.

BEDROOM (S)

12' 6" x 11' (3.81m x 3.35m) A light South facing double room with views across the green.

BEDROOM (N)

12' 3" x 10' 6" (3.73m x 3.2m) Plus door recess, Another double bedroom.

BEDROOM (S)

7' 9" x 6' 9" (2.36m x 2.06m) A south facing room which is at present used as a study.

BATHROOM (N)

8' 9" x 6' (2.67m x 1.83m) Fitted with a white suite comprising panel bath with electric shower over, wash basin and low level WC. There is a built in cupboard in the bathroom and an extractor fan.

OUSIDE

The house is in a cul-de-sac and although the allocated parking space is at the rear, there are no restrictions to parking at the front. The enclosed South facing rear garden is a particularly attractive feature of this property. There is a sizeable terrace and lawn beyond. A pedestrian gated access leads past the East of the house to the front.

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ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is D (64) with a potential of B (84) which is valid until July 2034.

COUNCIL TAX BAND

B

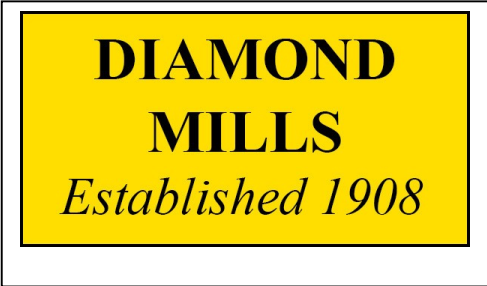
AGENTS NOTE

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.**

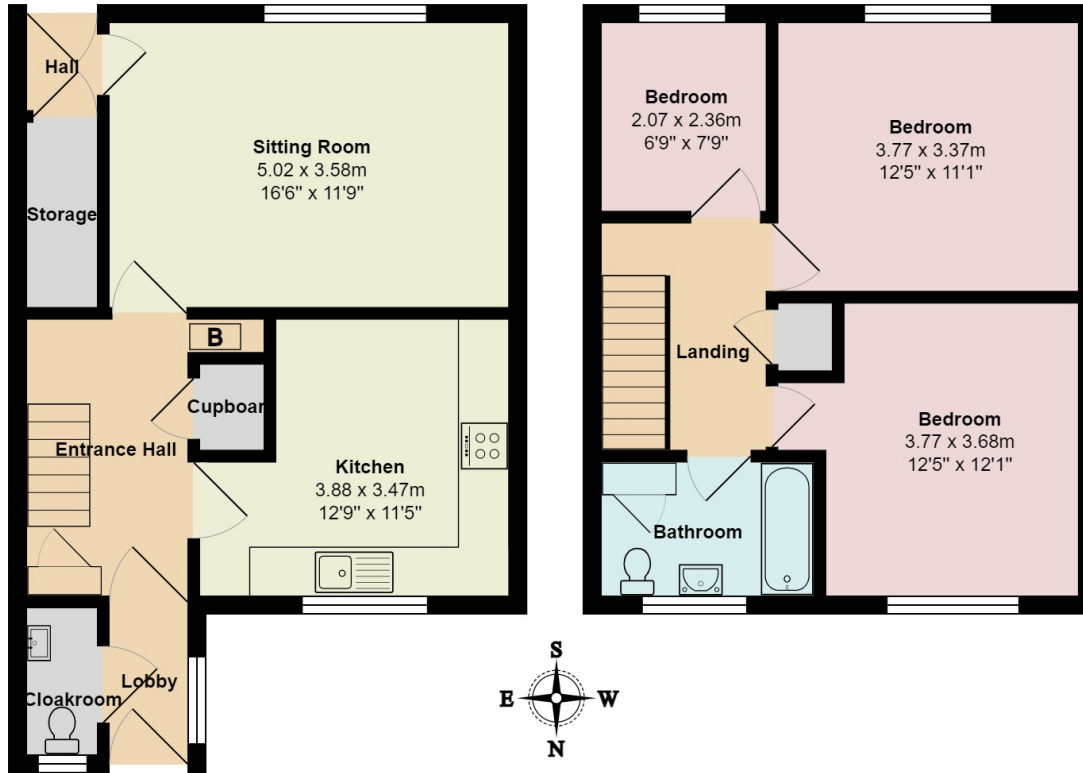




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Total Area: 91.0 m² ... 980 ft²

All measurements are approximate and for display purposes only