



142A Hamilton Road, Felixstowe, IP11 7DS
TOWN CENTER MAISONETTE

**DIAMOND
MILLS**
Established 1908

A rarely available first and second floor maisonette situated in the town centre, offered for sale with vacant possession, no onward chain with an allocated parking space to the rear.

EXTERNAL CONCRETE STAIRCASE TO FIRST FLOOR TERRACE.

UPVC DOUBLE GLAZED ENTRANCE DOOR TO:-

ENTRANCE HALL

Laminate flooring. Radiator. Built in cupboard. Staircase to second floor. Doors off to:-

KITCHEN

10' 8" x 8' 2" (3.25m x 2.49m) Vinyl floor. Range of fitted eye and base level units with laminate worktops and tiled splash backs. Brand new electric cooker with gas hob. Plumbing for automatic washing machine. Space for under counter fridge. Serving hatch to Lounge. Window to rear aspect (east).

LOUNGE

18' 10" MAX x 15' 4" (5.74m x 4.67m) Fitted carpet. Two windows to side aspect (south) and two windows to front aspect (west). Two radiators. Built in storage cupboard under stairs.

SECOND FLOOR ACCOMMODATION

LANDING

Fitted carpet. Toughened glass internal windows and door. Doors off to:-

BEDROOM ONE

15' 4" x 12' 1" (4.67m x 3.68m) Fitted carpet. Radiator. One high level window to side aspect (south) and two windows to front aspect (west).

BATHROOM

White suite comprising low level WC, vanity wash hand basin with tiled splash backs, bath unit with shower hose, part tiled walls, obscured window to side aspect.

BEDROOM TWO

11' 6" x 9' 3" (3.51m x 2.82m) Fitted carpet. Radiator. Window to rear aspect (east).

TENURE

A new lease will be offered with the sale being the remainder of 200 years.

COUNCIL TAX BAND

Band A.

ENERGY PERFORMANCE CERTIFICATE

The current energy performance rating is D (64) with a potential rating of C (72) and the current energy performance certificate is valid until 3rd May 2033.

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.



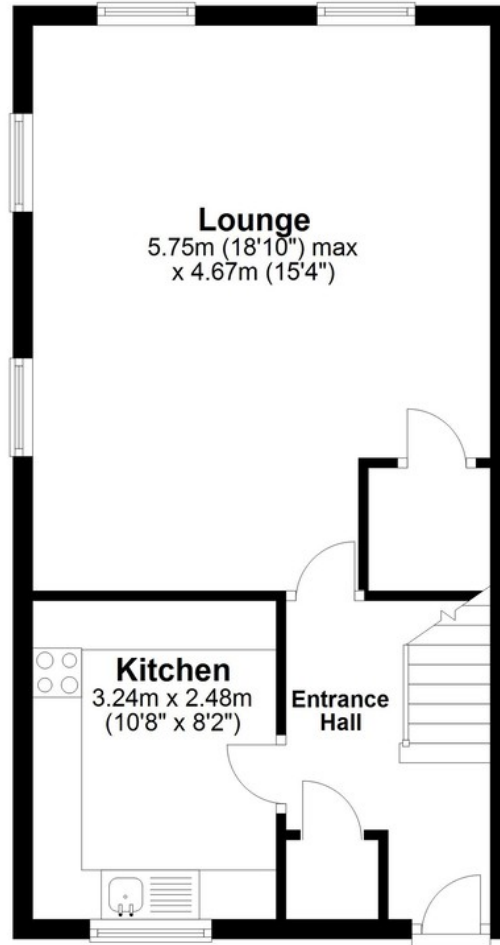
117 Hamilton Road, Felixstowe, Suffolk IP11 7BL Tel: (01394) 282281

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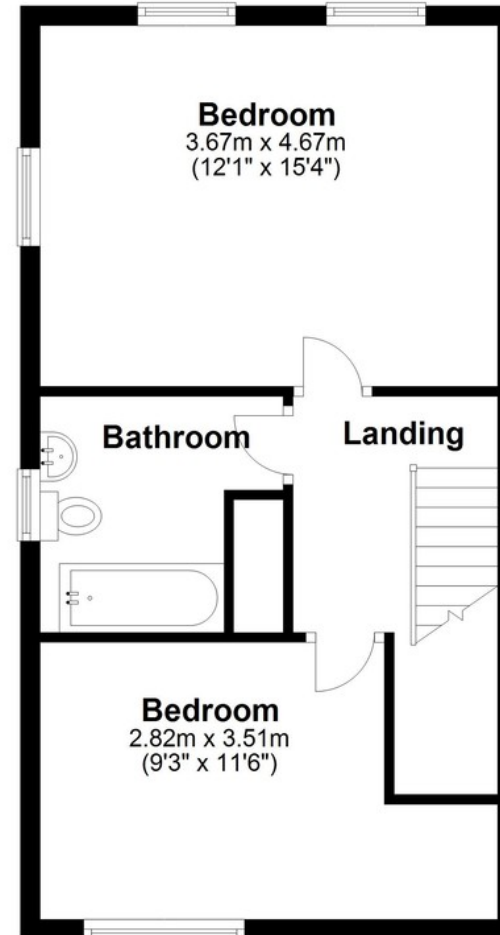
First Floor

Approx. 42.4 sq. metres (456.6 sq. feet)



Second Floor

Approx. 42.4 sq. metres (456.6 sq. feet)



Total area: approx. 84.8 sq. metres (913.2 sq. feet)