



**144A Hamilton Road, Felixstowe, Suffolk, IP11 7DS**

**£180,000 TOWN CENTRE NO ONWARD CHAIN**

**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 OUTSIDE 142A. GATE TO TERRACE OUTSIDE 144A.**

**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. Window 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. 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**

15' 4" x 9' 3" (4.67m 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 (65) with a potential rating of C (74) and the current energy performance certificate is valid until 9th January 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**

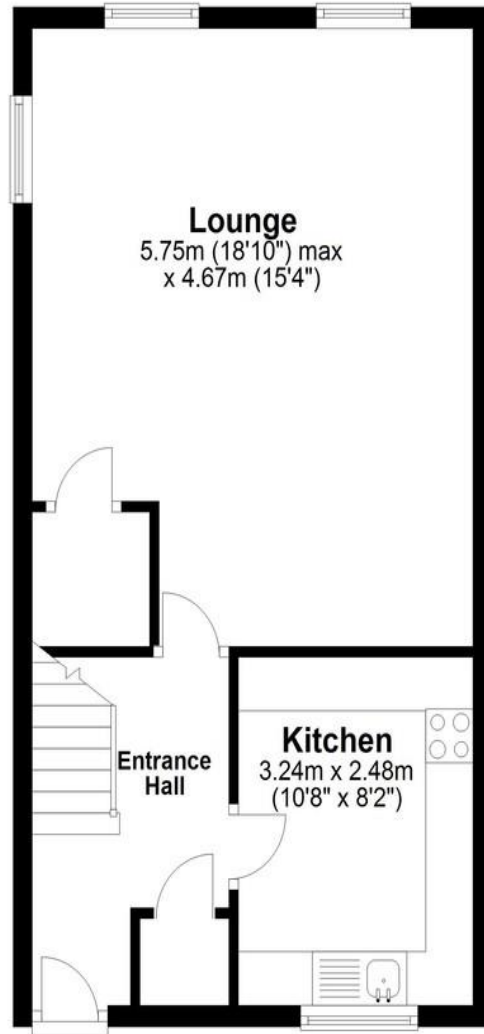
**VIEWING**

By prior appointment with the vendors agents -  
**DIAMOND MILLS & CO. (01394) 282281.**



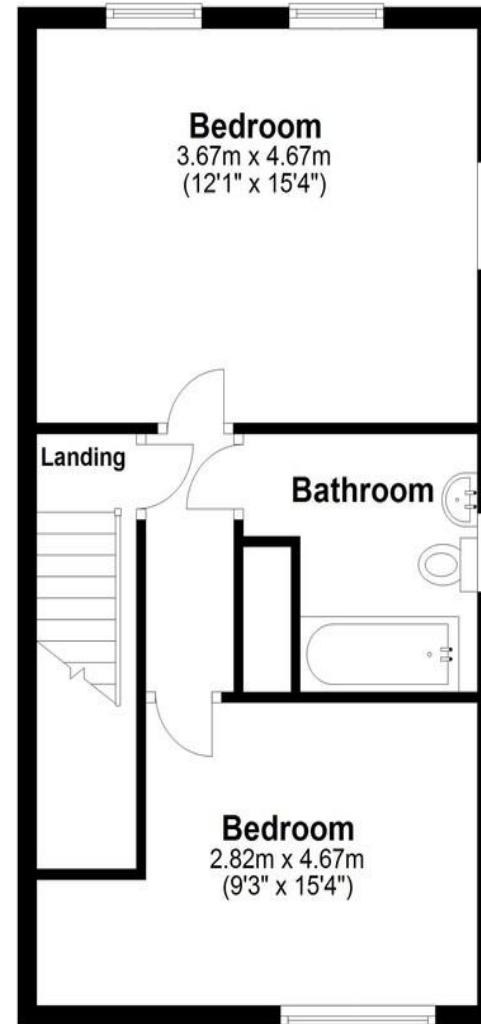
## First Floor

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)