



**15 Lynwood Avenue, Felixstowe, Suffolk, IP11 9HS**

**£450,000 FREEHOLD**

**DIAMOND  
MILLS**

*Established 1908*

**A detached three bedroomed bungalow set in a sought after cul-de-sac location in Old Felixstowe. The property is conveniently located for access to the town centre, railway station and the Grove Medical Centre. The bungalow has off road parking, a garage and gardens front and rear. There is no onward chain.**

**COVERED PORCH**

Door to entrance hall.

**ENTRANCE HALL**

6' x 4' 6" (1.83m x 1.37m) Cloaks cupboard which also houses the electricity meter.

**SITTING ROOM (S)**

16' 9" x 13' 3" (5.11m x 4.04m) The focal point of the room is a brick fireplace with inset gas fire. There are two radiators in this room.

**DINING ROOM (N)**

9' x 8' 9" (2.74m x 2.67m) There is a radiator in this room, a hatch to the kitchen and an external door to the terrace.

**GARDEN ROOM (N)**

12' x 6' (3.66m x 1.83m) There is a radiator in this room, a door to the garage and a glazed external door to the terrace.

**KITCHEN (N)**

8' 9" x 7' 3" (2.67m x 2.21m) Fitted with a range of wall and base units and an inset one and a half bowl sink unit with single drainer. The appliances include an AEG oven and grill and a Samsung gas hob. The Vaillant gas fired boiler is in the kitchen and there is plumbing for a washing machine. External door to the terrace.

**INNER HALL**

The shelved airing cupboard housing the pre-lagged copper hot water cylinder with fitted immersion heater is in this hall.

**BEDROOM (S)**

13' 3" x 10' 3" (4.04m x 3.12m) With fitted wardrobe cupboard and radiator.

**BEDROOM (N)**

10' 9" x 8' 9" (3.28m x 2.67m) With fitted wardrobe cupboard and radiator.

**BEDROOM (S)**

10' x 7' 9" (3.05m x 2.36m) With fitted wardrobe cupboard and radiator.

**BATHROOM (N)**

7' x 5' 9" (2.13m x 1.75m) Fitted with a three piece white suite comprising corner shower with electric shower unit, pedestal wash basin and low level WC. There is a radiator in the bathroom.

**GARAGE**

17' 3" x 8' (5.26m x 2.44m) With power and light connected and automatic up and over door.

**OUTSIDE**

The property is approached over a concrete drive which provides off road parking for two vehicles.

The front garden is laid to lawn with various shrubs around it.

Immediately to the rear of the bungalow is a paved terrace. Beyond this there is a lawned garden with a mature conifer tree and an old apple tree.

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**COUNCIL TAX BAND**

Band D.

**ENERGY PERFORMANCE CERTIFICATE**

The current energy performance rating is E (54) with a potential rating of C (74). The current energy performance certificate is valid until 22nd September 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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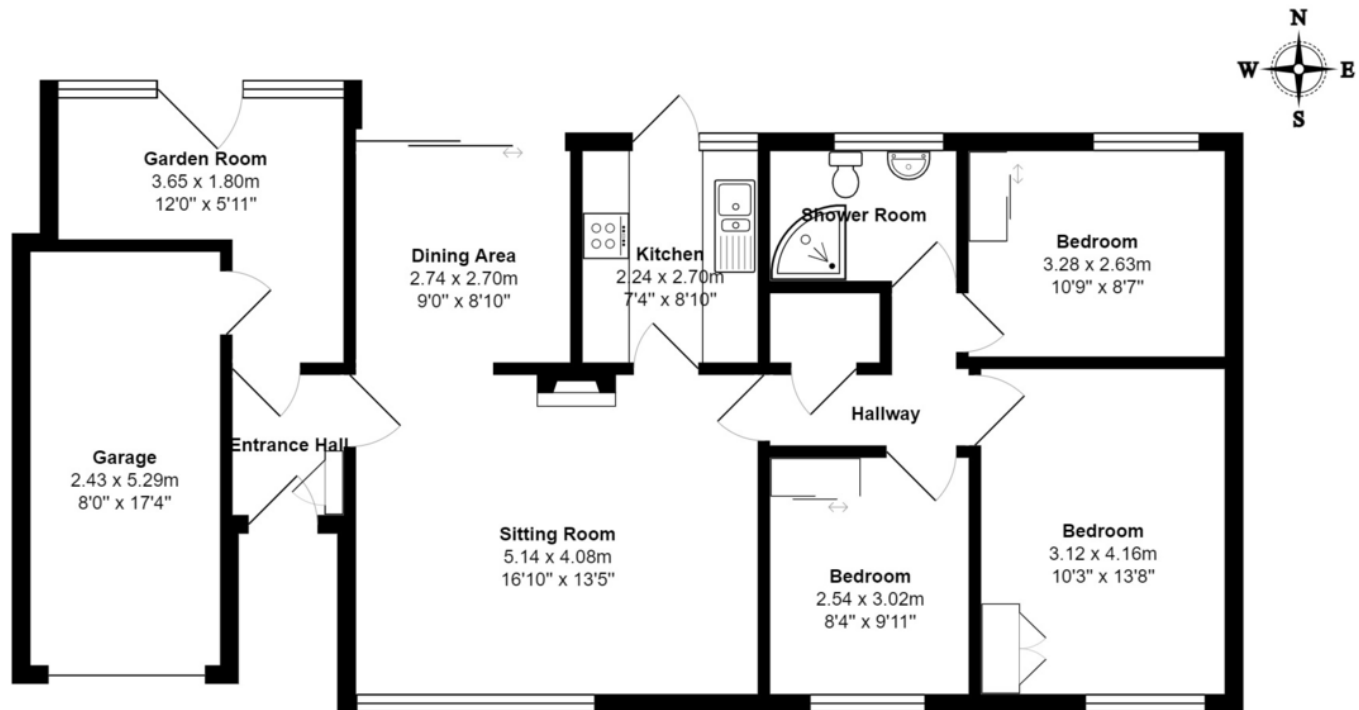


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Total Area: 103.2 m<sup>2</sup> ... 1111 ft<sup>2</sup>

All measurements are approximate and for display purposes only