



2a Devon Road, Felixstowe, Suffolk, IP11 9AF

£315,000 FREEHOLD

**DIAMOND
MILLS**

Established 1908

Offered for sale with no onward chain, a three bedroom detached house with a west facing garden and garage.

UPVC FRONT ENTRANCE DOOR TO:-

ENTRANCE HALL

21' 00" x 9' 4" (6.4m x 2.84m) Radiator. Built in double cupboards.

GROUND FLOOR SHOWER ROOM

White suite comprising wash hand basin, low level WC, shower cubicle, radiator, obscured window to front aspect.

LIVING ROOM

12' 11" x 12' 4" (3.94m x 3.76m) Radiator. Window to front aspect. Coving.

KITCHEN DINER

22' 00" x 10' 11" (6.71m x 3.33m) Two radiators. Pantry. Fitted kitchen. Window to rear aspect. Door to outside. Sliding doors to:-

CONSERVATORY

10' 10" x 7' 9" (3.3m x 2.36m) Of brick and UPVC double glazed construction, Door to rear garden.

FIRST FLOOR LANDING

Radiator. Window to side aspect. Built in airing cupboard. Loft access. Doors off to:-

BEDROOM ONE

12' 11" x 12' 5" (3.94m x 3.78m) Radiator. Window to front aspect.

BATHROOM

9' 4" x 6' 3" (2.84m x 1.91m) White suite comprising low level WC, bath unit with pedestal wash hand basin, radiator, part tiled walls, window to front aspect (frosted glass).

BEDROOM TWO

11' 1" x 10' 8" (3.38m x 3.25m) Radiator. Window to rear aspect.

BEDROOM THREE

11' 3" x 6' 7" (3.43m x 2.01m) Radiator. Window to rear aspect.

GARAGE

18' 6" x 8' 10" (5.64m x 2.69m) Up and over door to front. Light and power connected.

COUNCIL TAX BAND

Band C.

ENERGY PERFORMANCE CERTIFICATE

The current energy performance rating is E (43) with a potential rating of B (85) and the current energy performance certificate is valid until 16th October 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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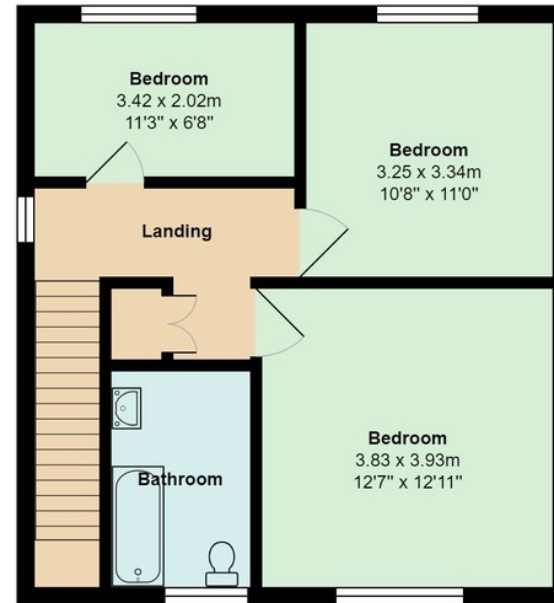
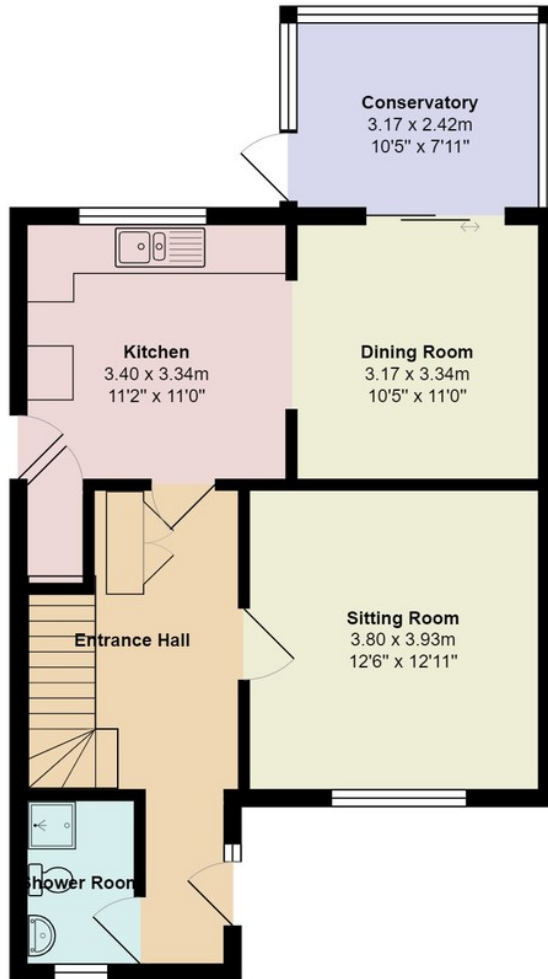




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Total Area: 115.2 m² ... 1240 ft²

All measurements are approximate and for display purposes only