



77 Gainsborough Road, Felixstowe, IP11 7HR

£295,000 FREEHOLD

**DIAMOND
MILLS**
Established 1908

A three bedroom Victorian Town House situated close to Felixstowe town centre and the sea front. The accommodation is over three floors and includes two reception rooms and a kitchen on the ground floor, a main bedroom and luxurious large shower room on the first floor and two further bedrooms on the second floor.

COVERED ENTRANCE PORCH

With front door into the hall.

HALL

There is a radiator in the hall, the stairs rise to the first floor and there is a cupboard beneath them. Doors lead from the hall into the sitting room, dining room and kitchen.

SITTING ROOM (S)

11' 9" x 11' (3.58m x 3.35m) Plus bay. The focal point of the room is a pretty little cast iron fireplace. There are shutters to the bay window. Radiator.

DINING ROOM (N)

10' 9" x 10' (3.28m x 3.05m) Another room with shutters on the window. Radiator.

KITCHEN (N&E)

16' x 8' (4.88m x 2.44m) Max. The kitchen is fitted with a range of wall and base units with a Butler sink unit. The appliances include a gas hob, hood and Indesit double oven. There is plumbing for a washing machine and a dish washer in the kitchen. Half glazed external door.

FIRST FLOOR LANDING

With doors to the main bedroom and the shower room.

BEDROOM (S)

16' x 11' (4.88m x 3.35m) There are fitted wardrobes along one wall in this bedroom, one of which houses the Worcester gas fired boiler. The floor of this bedroom is boarded and there is a radiator in this room.

SHOWER ROOM (N)

10' 9" x 10' (3.28m x 3.05m) A luxuriously fitted three piece suite comprising shower, vanity unit with bowl wash basin and low level WC. Radiator.

SECOND FLOOR LANDING

With access to the loft void and doors to the two second floor bedrooms.

BEDROOM (S)

15' 6" x 11' (4.72m x 3.35m) With dormer window. Slightly restricted ceiling height on one side of the room. Radiator.

BEDROOM (N)

12' 6" x 10' 9" (3.81m x 3.28m) Another bedroom with a dormer window and slightly restricted ceiling height. Radiator.

OUTSIDE

The front garden is landscaped with a central bay tree. Immediately to the North East of the house is a concrete area. A little beyond this is a raised Deck. A path then leads down the garden with lawn either side to a terrace. There is a shed and a pedestrian gate to the rear.

ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is D(62) with a potential of C(79) which is valid until November 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.

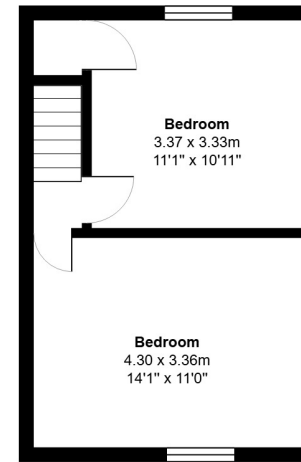
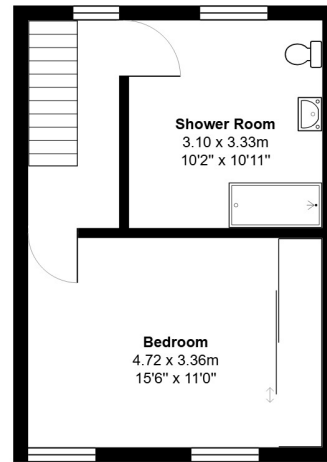
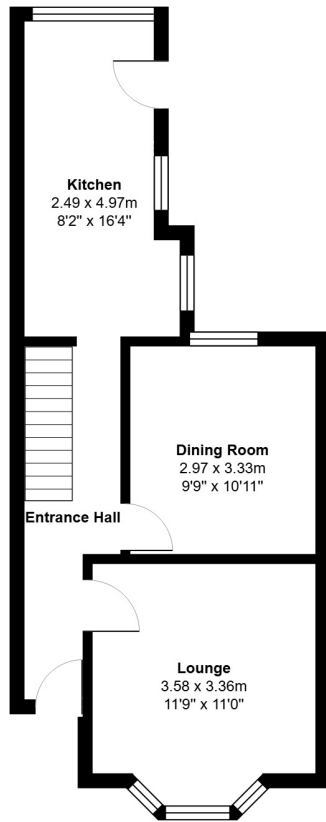




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Total Area: 104.9 m² ... 1129 ft²