



367 High Street, Felixstowe, IP11 9QN

£270,000 FREEHOLD

**DIAMOND
MILLS**
Established 1908

An extended semi-detached house with three bedrooms and two reception rooms. There are gardens front and rear, off road parking and a garage.

HALL

13' 9" x 5' 6" (4.19m x 1.68m) There is a radiator in the hall. The stairs rise to the first floor and there is a cupboard beneath them.

LIVING ROOM (N)

25' x 11' 9" (7.62m x 3.58m) This was formerly two rooms which have been opened up to create a great living space. There are two fireplaces; one of which has an inset gas fire. Two radiators and doors to the garden room.

GARDEN ROOM (S)

8' 6" x 9' (2.59m x 2.74m) A lovely light South facing room which is currently used as a dining room. There is a radiator in this room and sliding glazed external doors to the garden.

BREAKFAST ROOM (W)

8' 9" x 6' 3" (2.67m x 1.91m) There is a radiator in this room and it is open into the kitchen.

KITCHEN (S&W)

8' 3" x 7' 9" (2.51m x 2.36m) The kitchen is fitted with a range of wall and base units and an inset stainless steel sink unit with single drainer. There is a gas cooker point in the kitchen; plumbing for a washing machine and a dish washer. External door to the garden.

LANDING (W)

Doors to the three bedrooms and bathroom.

BEDROOM (S)

12' x 12' 3" (3.66m x 3.73m) Max. There is a radiator in this bedroom and fitted cupboards housing the gas fired boiler.

BEDROOM (N)

12' 6" x 10' 3" (3.81m x 3.12m) Another double bedroom with a radiator.

BEDROOM (N)

9' 3" x 7' (2.82m x 2.13m) A single bedroom with a radiator.

OUTSIDE

The property has an enclosed front garden and the shared drive leads passed the West of the house to the garage.

GARAGE

With up and over door and power and light connected.

RREAR GARDEN

Immediately to the rear of the house, which faces South, there is a paved terrace beyond which enclosed gardens laid mainly to lawn extend away. There are shrubberies around it and there is a second patio area behind the garage.

ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is E(42) with a potential of B(85) which is valid until 31st March 2025.

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

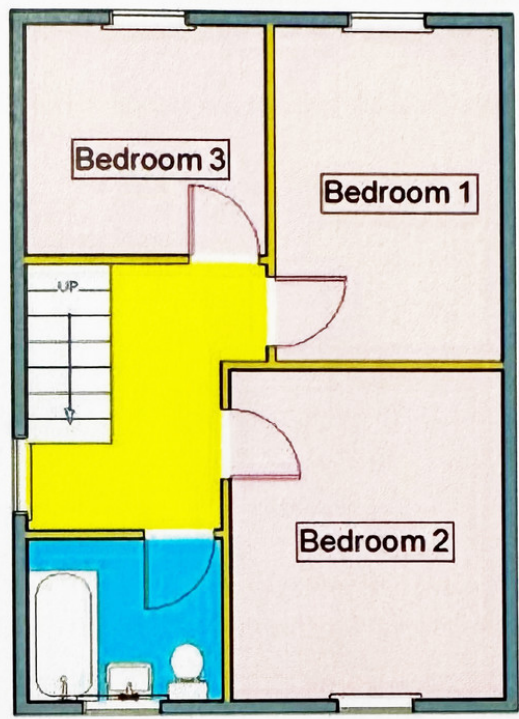
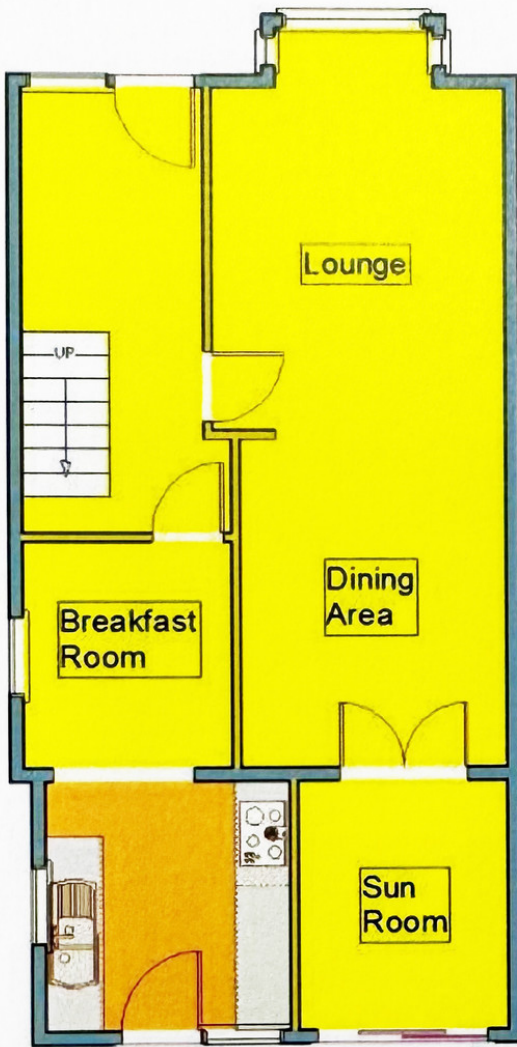
By prior appointment with the vendors agents -
DIAMOND MILLS & CO. (01394) 282281.



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

www.diamondmills.co.uk E-mail: sales@diamondmills.co.uk





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