



**12 Barton Road, Felixstowe, Suffolk, IP11 7JH**

**£350,000 FREEHOLD**

**DIAMOND  
MILLS**

*Established 1908*



**An established three-bedroom semi-detached property offering great potential after some updating, with an enclosed south-facing rear garden and off-road parking. Ideally situated in a sought-after residential area close to the seafront and town centre.**

#### **PORCH**

5' 6" x 1' 6" (1.68m x 0.46m) A door from the porch leads into the hall.

#### **HALL**

12' 9" x 5' 6" (3.89m x 1.68m) inc. stairs There is a radiator in the hall and the stairs rise to the first floor from the hall. There is a cupboard beneath the stairs.

#### **DINING ROOM (N)**

12' x 11' (3.66m x 3.35m) With bay window and radiator. The focal point of the room is a tiled fireplace.

#### **LIVING ROOM (S)**

15' x 11' (4.57m x 3.35m) The focal point in this room is an open fireplace with inset gas fire. There is a radiator in this room and sliding glazed external door to the terrace.

#### **KITCHEN (E)**

6' 9" x 12' (2.06m x 3.66m) max. Fitted with a range of wall and base units and a stainless-steel sink unit with single drainer. There is a gas/electric cooker point and plumbing for a washing machine and tumble dryer.

#### **PANTRY (E)**

#### **UTILITY**

3' 6" x 9' 3" (1.07m x 2.82m) Recess for fridge/freezer and former WC.

#### **LANDING**

There is a radiator on the landing and access to the loft void. The consumer unit is on the landing.

#### **BEDROOM (S)**

11' x 14' (3.35m x 4.27m) A double bedroom with a radiator.

#### **BATHROOM (S)**

6' 6" x 7' 3" (1.98m x 2.21m) Fitted with a three-piece suite comprising panel bath with shower attachment, pedestal wash basin. There is a radiator in the bathroom.

#### **BEDROOM (N)**

12' x 11' 2" (3.66m x 3.4m) plus bay The fireplace in this room is closed. There is a radiator in this room.

#### **BEDROOM (N)**

7' 3" x 6' 6" (2.21m x 1.98m) There is a radiator in this room.

#### **SEPERATE WC (E)**

3' 9" x 2' 9" (1.14m x 0.84m) With low level WC.

#### **OUTSIDE**

There is a front garden and off road parking.

A particularly important aspect of the property is the enclosed South facing rear garden. Immediately to the rear is a paved terrace beyond which there are gardens, another paved area and two sheds.



### **ENERGY PERFORMANCE CERTIFICATE**

The current EPC rating is C (71) with a potential of B (85) which is valid until April 2035.

### **COUNCIL TAX BAND**

D

### **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**

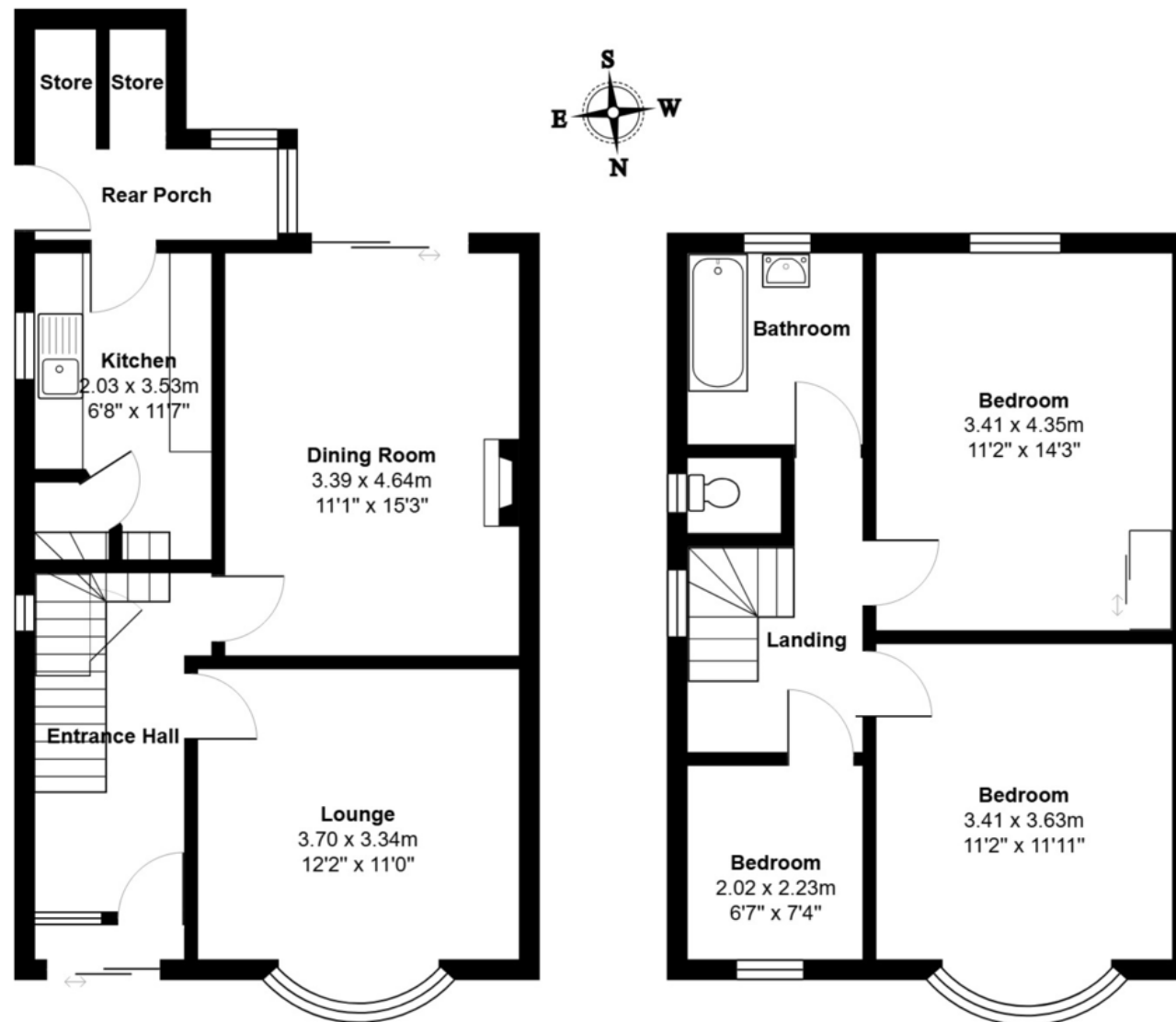
By prior appointment with the vendors agents -  
**DIAMOND MILLS & CO. (01394) 282281.**











Total Area: 97.7 m<sup>2</sup> ... 1051 ft<sup>2</sup>