



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) Recesss 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 are 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

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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

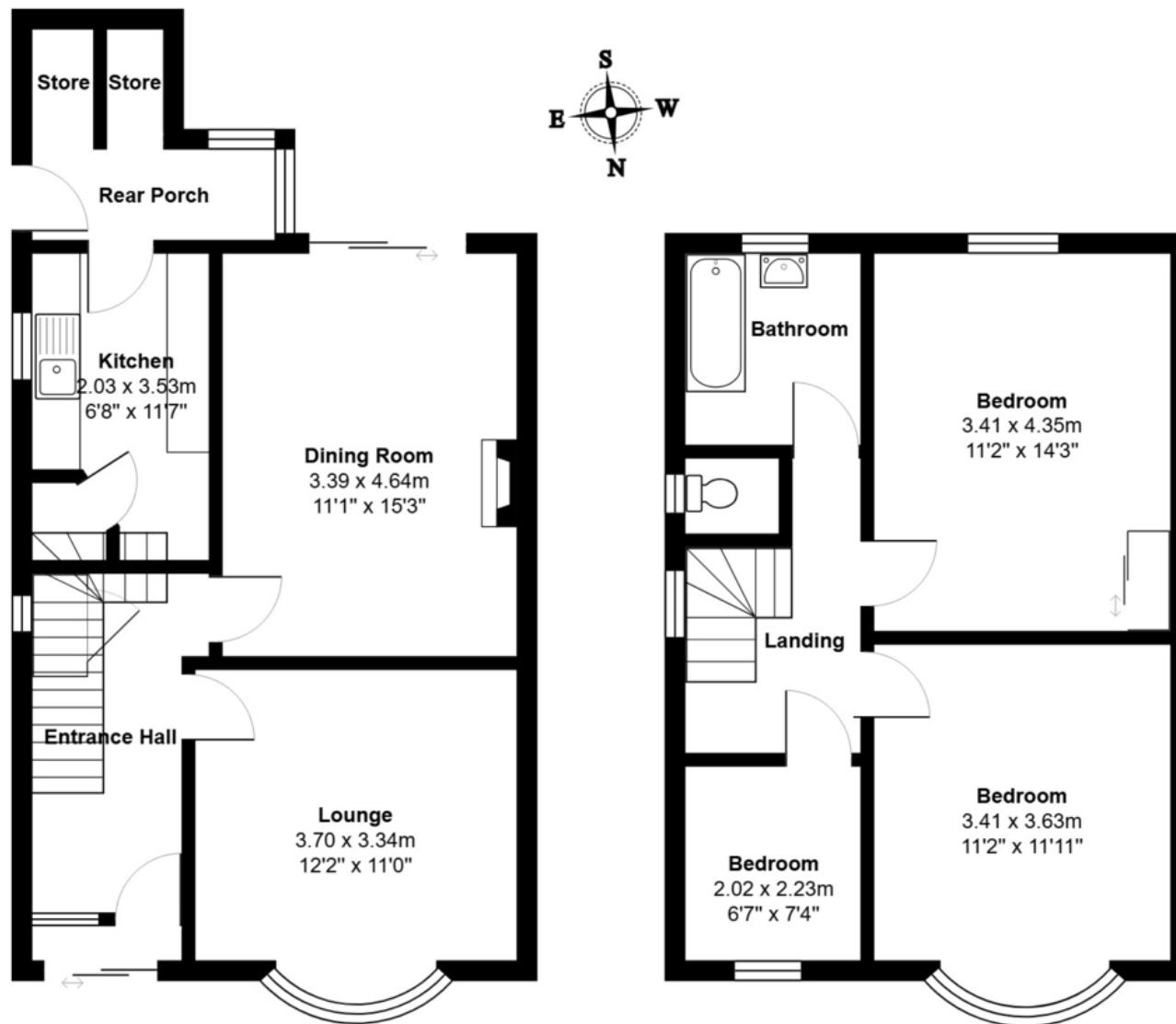
VIEWING

By prior appointment with the vendors agents -

DIAMOND MILLS & CO. (01394) 282281.







Total Area: 97.7 m² ... 1051 ft²