



52 St. Martins Green, Trimley St. Martin, Felixstowe, IP11 0UU

£325,000 FREEHOLD

**DIAMOND
MILLS**
Established 1908

Situated in Trimley St. Martin, a deceptively spacious three-bedroom semi-detached bungalow having been modernised throughout and offered for sale with no onward chain.

ENTRANCE HALL

6' 2" x 3' 9" (1.88m x 1.14m)

KITCHEN

17' 7" x 8' 2" (5.36m x 2.49m)

DINING AREA

9' 9" x 7' 1" (2.97m x 2.16m)

INTERNAL HALLWAY

11' 8" x 5' 1" (3.56m x 1.55m)

BEDROOM 3

9' 00" x 8' 4" (2.74m x 2.54m)

BEDROOM 2

10' 4" x 9' 8" (3.15m x 2.95m)

BEDROOM 1

16' 10" x 8' 8" (5.13m x 2.64m)

ENSUITE SHOWER ROOM

8' 6" x 6' 3" (2.59m x 1.91m)

BATHROOM

6' 7" x 5' 8" (2.01m x 1.73m)

LIVING ROOM

14' 5" x 12' 2" (4.39m x 3.71m)

OUTSIDE

To the front of the property there is hardstanding and block paving providing off street parking. A gate provides pedestrian access down the west side of the bungalow to the rear garden.

The rear garden is fully enclosed by fencing and has been landscaped for low maintenance with a patio seating area and mainly laid with artificial grass.

COUNCIL TAX BAND

Band B.

ENERGY PERFORMANCE CERTIFICATE

The current energy efficiency rating is E (50) with a potential rating of C (80) and the current energy performance certificate is valid until 2nd June 2030.

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

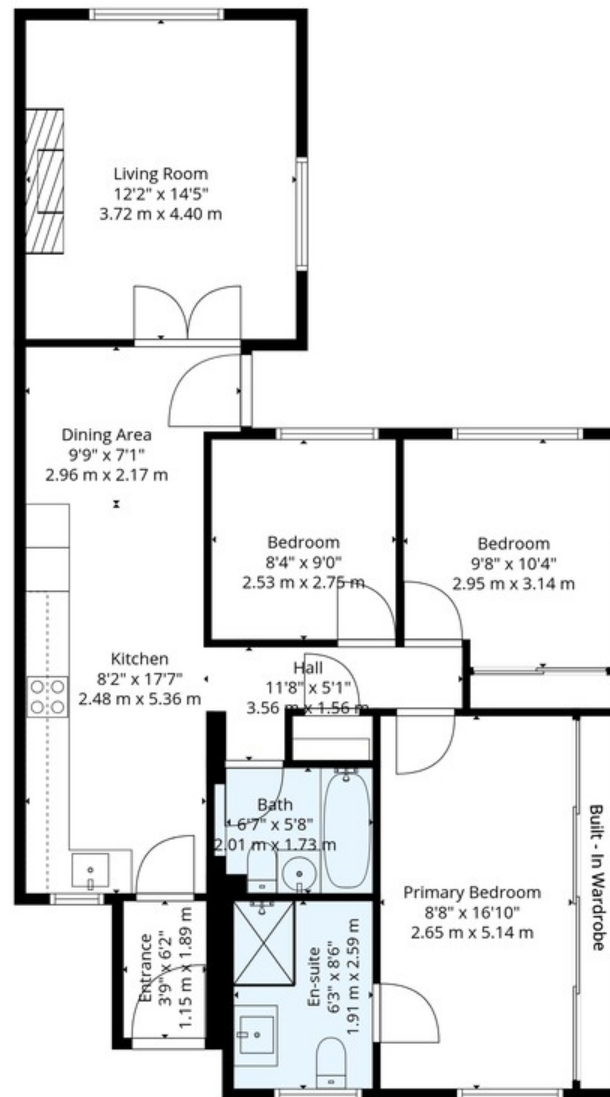
VIEWING

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









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TOTAL: 956 sq. ft, 89 m2
1st floor: 956 sq. ft, 89 m2
EXCLUDED AREAS: WALLS: 78 sq. ft, 7 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.