



**35b St. Georges Road, Felixstowe, IP11 9PL**

**£400,000 FREEHOLD**

**DIAMOND  
MILLS**  
*Established 1908*

**An established three bedroom detached bungalow with off road parking and a garage in one of the most sought after residential areas of Old Felixstowe. One reception room, kitchen, conservatory, bathroom. West facing rear garden. No onward chain.**

#### **ENTRANCE HALL**

There is access to the loft void from the hall. It is a sizeable loft void with scope for additional accommodation subject to planning and building regulations. The airing cupboard is in the hall.

#### **LIVING ROOM (S, W&N)**

20' 3" x 11' 3" (6.17m x 3.43m) The focal point of this lovely light room is an electric fire. Two Radiators. Sliding glazed door to the conservatory.

#### **CONSERVATORY**

9' 6" x 11' 3" (2.9m x 3.43m) There is a radiator in the conservatory.

#### **KITCHEN (S)**

19' x 7' 3" (5.79m x 2.21m) Fitted with a range of wall and base units up one end of the room. Inset stainless steel sink unit with single drainer. Electric cooker point and plumbing for a washing machine and a dish washer. In the seating/dining area is a radiator. There is a built-in cupboard and a Baxi gas fired boiler is in this room.

#### **BATHROOM**

5' 6" x 8' 6" (1.68m x 2.59m) Fitted with a white suite comprising panel bath with Mira shower unit over. Vanity wash basin and low-level WC. Heated towel rail/radiator.

#### **OUTSIDE**

The front garden is mainly laid to lawn with shrubberies and flower beds. There is access past the North of the bungalow to the parking area in front of the garage.

#### **GARAGE**

22' 3" x 8' 6" (6.78m x 2.59m) With power and light and double doors.

#### **THE GARDENS**

Immediately to the South of the bungalow is a paved terrace. The rear garden faces West so benefits from the afternoon sun. The gardens have been landscaped, and features include mature shrubs, flower beds and a pond. Timber and felt garden shed.

#### **ENERGY PERFORMANCE CERTIFICATE**

The current EPC rating is D (67) with a potential of B (81) which is valid until November 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.**

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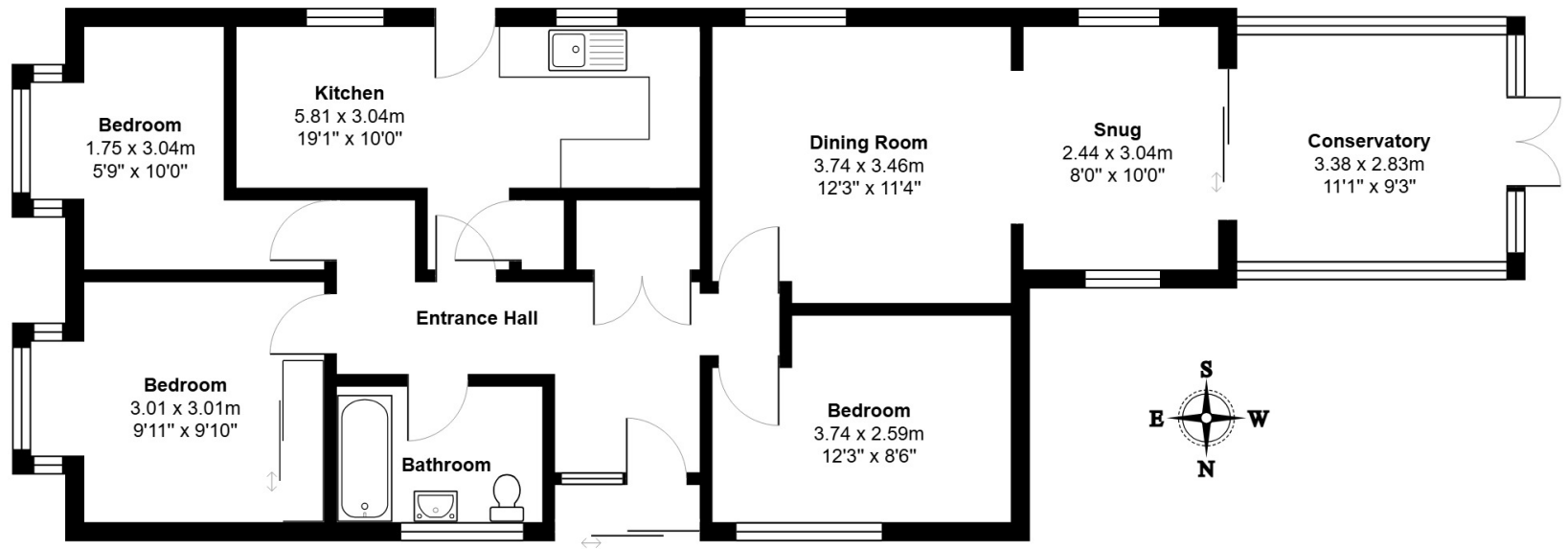












Total Area: 92.3 m<sup>2</sup> ... 993 ft<sup>2</sup>