



**11 Margaret Street, Felixstowe, Suffolk, IP11 9EJ**

**£190,000 FREEHOLD**

**DIAMOND  
MILLS**  
*Established 1908*

**Situated in the highly sought-after village of Walton, Felixstowe, this immaculately presented two-bedroom terraced house on Margaret Street offers the perfect blend of comfort and convenience. Offered for sale with vacant possession and no onward chain, this property is ready for immediate occupation. Perfect for a first-time buyer or a great investment opportunity.**

The interior has been maintained to an exceptional standard throughout. A key feature of this property is the separate back house utility room, accessed directly from the garden. This practical outbuilding provides a dedicated space for laundry and appliances, freeing up valuable room in the main kitchen.

**RED COMPOSITE FRONT ENTRANCE DOOR OPENING TO:-**

**LIVING ROOM**

12' 11" x 9' 8" (3.94m x 2.95m)

**DINING ROOM**

13' 2" x 12' 11" (4.01m x 3.94m)

**KITCHEN**

7' 8" x 6' 1" (2.34m x 1.85m)

**FIRST FLOOR LANDING**

12' 10" x 2' 9" (3.91m x 0.84m)

**PRIMARY BEDROOM**

12' 11" x 9' 8" (3.94m x 2.95m)

**BEDROOM TWO**

10' 00" x 9' 9" (3.05m x 2.97m)

**FIRST FLOOR BATHROOM**

7' 8" x 6' 1" (2.34m x 1.85m)

**TENURE**

Freehold

**SERVICES**

Gas, electric, mains water and sewage.

**ENERGY PERFORMANCE CERTIFICATE**

The current energy performance rating is C (74) with a potential rating of B (89) and the current energy performance certificate is valid until 23rd February 2030.

**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**

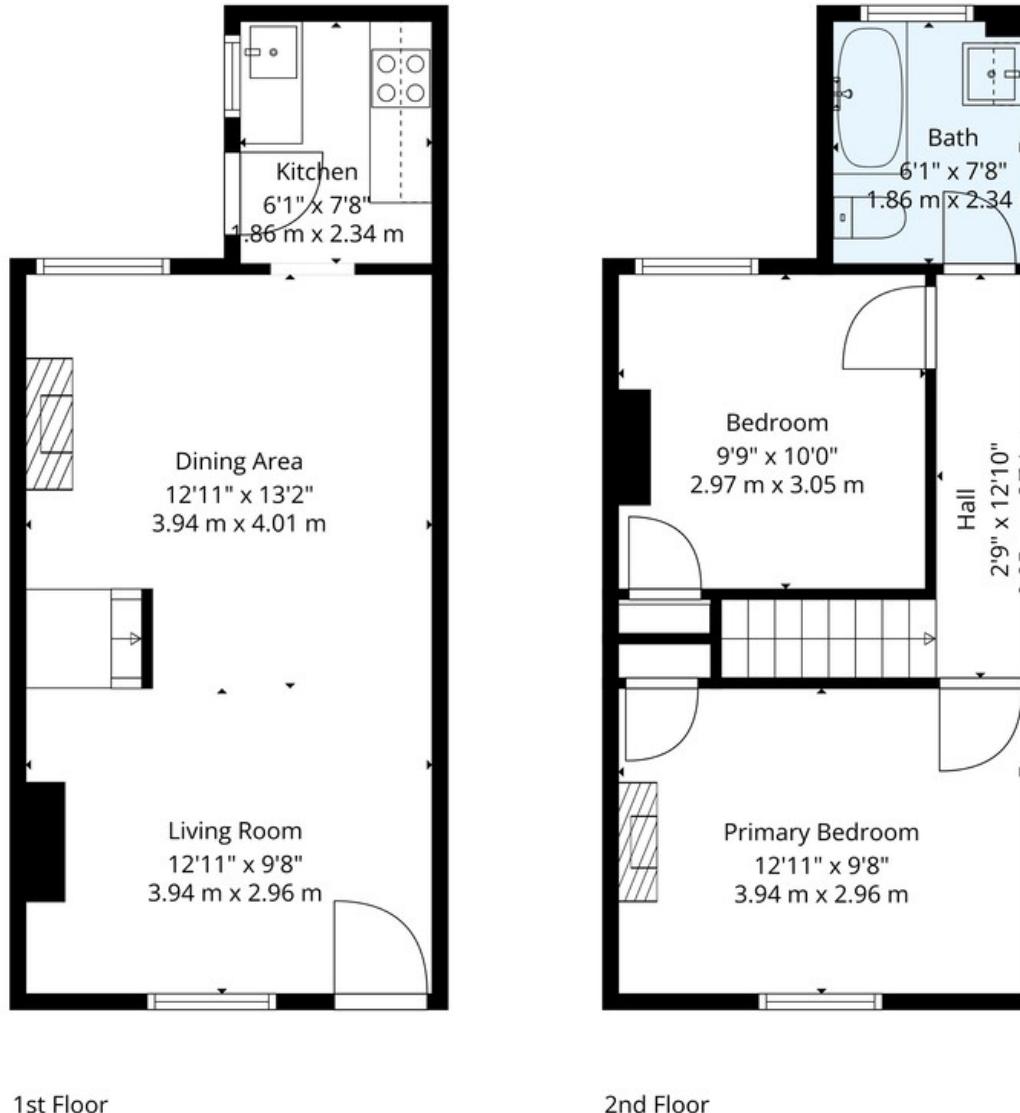
By prior appointment with the vendors agents -

**DIAMOND MILLS & CO. (01394) 282281.**









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**TOTAL: 688 sq. ft, 64 m<sup>2</sup>**  
1st floor: 344 sq. ft, 32 m<sup>2</sup>, 2nd floor: 344 sq. ft, 32 m<sup>2</sup>  
EXCLUDED AREAS: WALLS: 90 sq. ft, 8 m<sup>2</sup>

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