



76 High Road, Trimley St. Mary, Felixstowe, IP11 0SX

£185,000 FREEHOLD

**DIAMOND
MILLS**
Established 1908

A three-bedroom semi-detached home in need of renovation, located in the heart of Trimley St. Mary, approximately two miles from Felixstowe town centre. The property offers two reception rooms, a kitchen, and a bathroom on the ground floor, with three bedrooms upstairs. To the rear, there is a generously sized garden that is currently overgrown.

HALL

The stairs rise to the first floor from the hall and there is a cupboard beneath them where there is a gas meter. Radiator.

SITTING ROOM (SW)

12' x 11' 6" (3.66m x 3.51m) With bay window to front, fireplace and radiator.

DINING ROOM (NE)

12' x 10' (3.66m x 3.05m) Window to rear and radiator.

KITCHEN (NW)

10' x 16' (3.05m x 4.88m) Fitted with a range of wall and base units with an inset one and a half bowl stainless steel sink unit with single drainer. The appliances include a fridge/freezer, an Indesit oven and Diplomat gas hob.

BATHROOM (NW)

10' x 7' (3.05m x 2.13m) Fitted with a four-piece white suite comprising panel bath, pedestal wash basin, low level wc and corner shower unit. There is underfloor heating in this room and a towel rail/radiator.

LANDIN

The consumer unit is on the landing.

BEDROOM (NE)

10' x 12' 3" (3.05m x 3.73m) There is a pretty little cast-iron fireplace in this room and a radiator.

BEDROOM (SW)

15' 6" x 11' 6" (4.72m x 3.51m) A sizeable double room with two windows to the front and a radiator.

BEDROOM (NE)

10' x 10' (3.05m x 3.05m) There is a cupboard in this room housing the Baxi gas fired boiler. Radiator.

OUTSIDE

The front garden is set back from the pavement inside a low brick wall. There is an enclosed rear garden which is at present very overgrown and unkempt.

ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is D (65) with a potential of B (85) which is valid until March 20th 2036

COUNCIL TAX BAND

C

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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