



12 Parkeston Road, Felixstowe, IP11 2NF

£210,000 FREEHOLD

**DIAMOND
MILLS**
Established 1908

A three bedroom semi detached house (in that it is the end of a terrace) with a conservatory and enclosed rear garden backing on to the green. There are two off road allocated parking spaces with this house. The property is for sale with "No onward chain".

PORCH

With external Light and door to hall.

HALL

There is a cloaks cupboard in the hall which also houses the consumer unit. Radiator.

CLOAKROOM (SE)

5' 9" x 3' 6" (1.75m x 1.07m) Max. Fitted with a two piece coloured suite comprising pedestal wash basin and low level WC. Radiator.

KITCHEN (SE)

8' x 8' 9" (2.44m x 2.67m) Fitted with a range of wall and base units and an inset stainless steel sink unit with single drainer. The appliances include an electric hob and oven by Cooke and Lewis. There is plumbing for a washing machine and space for a fridge/freezer. The Glow worm balanced flue gas fired boiler is in the kitchen.

LIVING ROOM (NW INTO THE CONSERVATORY)

15' 6" x 14' (4.72m x 4.27m) The focal point of the room is an ornate electric fire with timber surround and mantle. A spiral staircase leads up to the first floor from the living room and there is a radiator in this room. Double doors lead out into the conservatory.

CONSERVATORY

11' x 7' 9" (3.35m x 2.36m) Of double glazed construction under a polycarbonate roof. Sliding external doors.

LANDING

There is access to the loft void from the landing and doors to all the bedrooms and the bathroom.

BEDROOM (NW)

14' x 8' (4.27m x 2.44m) There are fitted cupboards along one wall including an airing cupboard. There is a radiator in this room. This bedroom looks out over the garden and the green beyond.

BEDROOM (SE)

8' 9" x 7' 6" (2.67m x 2.29m) Max. There is a radiator in this bedroom.

BEDROOM (SE)

8' 9" x 6' (2.67m x 1.83m) There is a radiator in this room.

BATHROOM (NE)

6' 3" x 7' 3" (1.91m x 2.21m) Fitted with a three piece white suite comprising panel bath with shower attachment, vanity unit with inset wash basin, low level WC. there is a towel rail/radiator in the bathroom.

OUTSIDE

There is off road parking for two vehicles to the South East of the house on a marked parking and turning area.

To the South East and North East of the house there are lawns and a paved path leads to the front porch.

The rear garden is fully enclosed although there is a pedestrian gate into it. In the corner of the garden there is a timber and felt garden shed.

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ENERGY PERFORMANCE CERTIFICATE

The current EPC is D (65) with a potential of B (83) which is valid until 11th March 2025

COUNCIL TAX BAND

B

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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Floor plan to go here.