



**34a Tomline Road, Felixstowe, Suffolk, IP11 7PA**

**£287,500 FREEHOLD**

**DIAMOND  
MILLS**

*Established 1908*

**Situated in the heart of the town, a freehold ground floor apartment close to the town and sea front presented to an excellent standard with a private west facing garden and off road parking.**

**The accommodation comprises entrance hall, west facing lounge with original fireplace and boule doors opening onto the garden, contemporary kitchen and utility room. The main double bedroom boasts bespoke fitted wardrobes and the second bedroom is also a double size. The property also offers a modernised period style bathroom suite with a separate shower and twin wash basins with WC.**

#### **PORCH CANOPY**

Overhead electric light.

#### **ENTRANCE HALL**

UPVC double glazed period style entrance door. Radiator. Boiler cupboard housing gas fired boiler (not tested), cupboard with electrical consumer unit and circuit breaker, picture rails, smoke detector. Doors off to:-

#### **LIVING ROOM**

14' 00" x 13' 11" (4.27m x 4.24m) Original fireplace surround with potential for open fire (not tested), two radiators, TV point, picture rail, UPVC double opening doors with matching side panels to garden.

#### **KITCHEN**

10' 00" x 7' 2" (3.05m x 2.18m) Inset single drainer white enamel sink unit with period style mixer tap, fitted drawers and cupboards, integrated Indesit dishwasher. Lamona ceramic hob with matching fan assisted electric oven and grill. Tall standing unit with integrated fridge and freezer. Bespoke open shelving unit, tiled flooring. Two UPVC double glazed windows. Vaulted ceiling with double glazed Velux window, door to:-

#### **UTILITY ROOM**

9' 1" x 4' 3" (2.77m x 1.3m) (Unusual shape). Fitted work top with integrated washing machine, space for additional appliance,

matching wall cupboards, tiled floor.

#### **REAR LOBBY (OFF KITCHEN)**

Radiator. UPVC double glazed door to rear garden.

#### **BEDROOM ONE**

19' 3" INTO BAY x 12' 9" MINIMUM (5.87m x 3.89m) Fitted wardrobes with overhead cupboards to each alcove. Radiator and fitted roller blind.

#### **BEDROOM TWO**

11' 2" x 10' 00" (3.4m x 3.05m) Radiator. Single glazed window, built-in half hanging wardrobe.

#### **BATHROOM**

White period style suite comprising roll-top bath with mixer tap and hand shower attachment, fully tiled shower enclosure with thermostatically controlled shower having rain shower head and hand shower attachment, twin vanity wash basins with mixer taps. Two period style wall lights, radiator, tiled flooring, Xpelair, single glazed window.

#### **TO THE FRONT AND SIDE OF THE PROPERTY**

Enclosed front garden, loose shingled for easy maintenance with pathway leading to front door and further small enclosed courtyard area with storage shed.

#### **WEST FACING REAR COURTYARD**

21' 9" (6.63m) IN LENGTH. Fully enclosed, low maintenance with a spacious patio area and slightly raised border with shrubs. West facing offering a sunny aspect in the afternoons and evenings. Exterior lighting, rear gate leading to allocated car standing space.

#### **TENURE**

Freehold and subject to an annual ground rent of £53 from the first floor apartment (34).

**COUNCIL TAX BAND**

Band B.

**ENERGY PERFORMANCE CERTIFICATE**

The current EPC rating is C(73) with a potential of C (75) which is valid until 19th June 2034

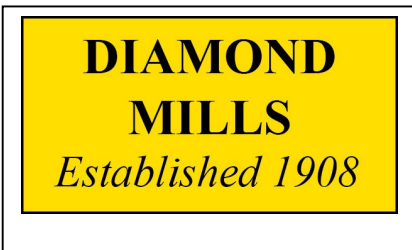
**AGENTS NOTE**

**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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