



93 Roman Way, Felixstowe, IP11 9NR

£325,000 FREEHOLD

**DIAMOND
MILLS**

Established 1908

A well presented detached chalet with South facing rear garden, off road parking and a garage. The chalet is set on a corner plot in a popular residential area of Old Felixstowe not far from the seafront.

HALL

There is a radiator in the hall and an under stairs cupboard.

CLOAKROOM (S)

4' 6" x 4' (1.37m x 1.22m) Fitted with a two piece suite comprising wash basin and low level WC. Radiator.

LIVING ROOM (N)

19' 9" x 11' (6.02m x 3.35m) The focal point of this room is the fireplace with inset wood burning stove. There is a lovely bow window to the front elevation. This room is open to the staircase hall and there is a radiator in the living room.

DINING ROOM (S)

9' 9" x 9' 6" (2.97m x 2.9m) The dining room overlooks the garden. There is a hatch through to the kitchen and a radiator.

KITCHEN (S)

10' x 9' 9" (3.05m x 2.97m) The kitchen is fitted with a range of wall and base units and an inset one and a half bowl sink unit with single drainer. There is a gas cooker in the kitchen and plumbing for a washing machine. External door.

LANDING

There is a storage cupboard on the landing and a cupboard housing the Vaillant gas fired boiler.

BEDROOM (N)

15' x 10' 9" (4.57m x 3.28m) There are wardrobe cupboards in this room and a radiator.

BEDROOM (S)

9' 9" x 9' (2.97m x 2.74m) There is a radiator in this bedroom.

BATHROOM (S)

6' 9" x 5' 9" (2.06m x 1.75m) Fitted with a three piece white suite comprising panel bath with shower attachment over, pedestal wash basin and low level WC. There is a radiator in the bathroom.

GARAGE

17' x 8' (5.18m x 2.44m) An attached garage with up and over door and courtesy door. Power and light connected.

OUTSIDE

The drive in front of the garage provides off road parking. The front garden is laid to lawn and extends around to the West as this is a corner plot.

The rear garden faces South and is again laid to lawn with various shrubs.

This part of the garden is enclosed although there is a pedestrian gate leading out to the West.

ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is D(58) with a potential of B(83) which is valid until 29th June 2034.

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

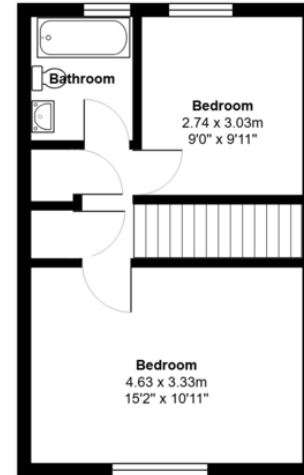
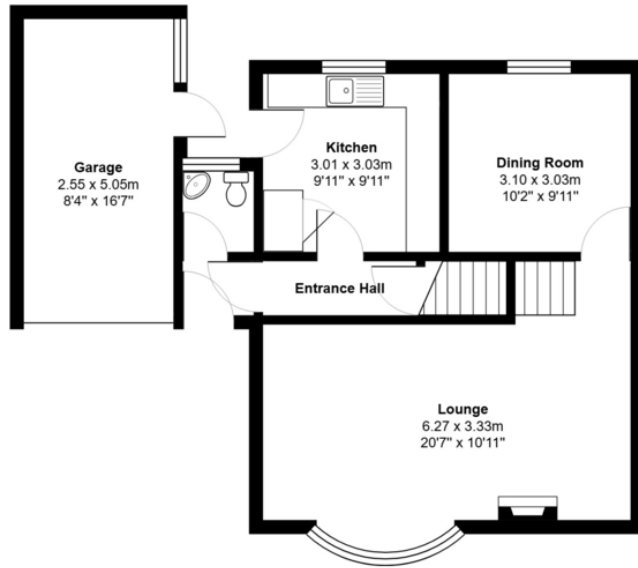
By prior appointment with the vendors agents -
DIAMOND MILLS & CO. (01394) 282281.



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Total Area: 100.3 m² ... 1080 ft²