



81 Links Avenue, Felixstowe, IP11 9HE

£350,000 FREEHOLD

**DIAMOND
MILLS**
Established 1908

An established detached three bedroom chalet bungalow in and enviable position being the penultimate property at the end of Links Avenue. There are gardens front and rear, off road parking and a garage.

LINK

18' 6" x 3' 3" (5.64m x 0.99m) A covered link between the chalet and the garage with doors to the front, rear and into the kitchen.

HALL

There is a radiator and a cloaks cupboard in the hall. The stairs rise to the first floor from the hall.

CLOAKS (E INTO LINK)

3' x 5' 9" (0.91m x 1.75m) Fitted with a two piece coloured suite comprising Pedestal wash basin and Low level WC.

LIVING ROOM (S&W)

13' 6" x 12' 3" (4.11m x 3.73m) There is radiator in the living room.

DINING ROOM (N)

11' 6" x 9' 9" (3.51m x 2.97m) There is a serving hatch through to the kitchen in this room, a sliding glazed external door and a radiator.

KITCHEN (N)

11' 6" x 11' 6" (3.51m x 3.51m) Fitted with a range of wall and base units by Wren. There is an electric cooker point and plumbing for a washing machine in the kitchen. There is also a shelved pantry cupboard in the corner of this room, a radiator and a door into the Link. The Ideal Classic gas fired boiler is in the kitchen.

GROUND FLOOR BEDROOM (S)

10' x 9' 3" (3.05m x 2.82m) plus door recess. There is a radiator in this room.

LANDING

There is access to the loft void and a radiator on the landing.

BEDROOM (S)

14' 6" x 13' 6" (4.42m x 4.11m) There is a range of fitted bedroom furniture in this room, a wash basin and a radiator.

BEDROOM (N)

14' 6" x 11' 6" (4.42m x 3.51m) Fitted with a range of bedroom furniture and a radiator.

BATHROOM (E)

6' 6" x 6' (1.98m x 1.83m) Fitted with a two piece suite comprising walk-in bath with shower over, pedestal wash basin and radiator.

FIRST FLOOR CLOAKROOM (E)

6' x 3' (1.83m x 0.91m) With low level WC.

OUTSIDE

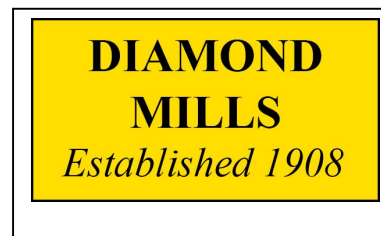
The front garden is laid to lawn with flower beds and a Magnolia tree. There is off road parking adjacent to the garage.

GARAGE

19' x 9' 2" (5.79m x 2.79m) With power and light connected, an up and over door and a courtesy door to the rear garden

REAR GARDEN

An enclosed rear garden mainly laid to lawn with shrubberies and hedging.



ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is D (64) with a potential of B (87) which is valid until July 2034

COUNCIL TAX BAND

E

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.

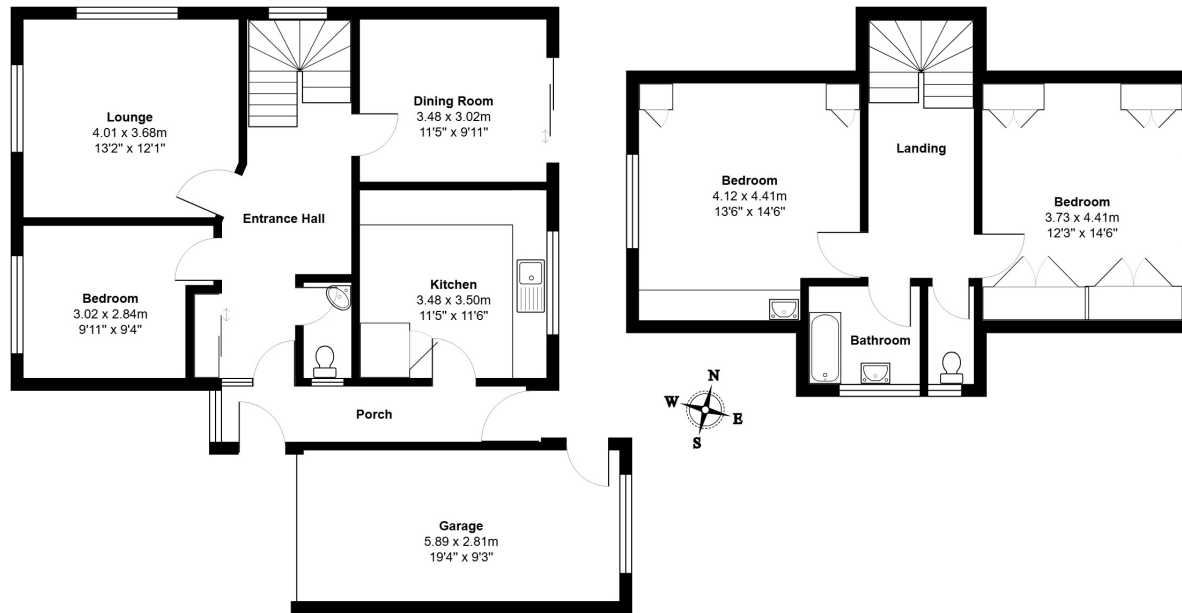




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Total Area: 139.8 m² ... 1505 ft²