



7 Shrubbery Close, Felixstowe, Suffolk, IP11 7TF

£325,000 FREEHOLD

**DIAMOND
MILLS**

Established 1908

A modern detached two bedroom bungalow in a quiet close off Valley Walk with an enclosed South facing rear garden, off road parking, two conservatories and garage. The bungalow does require some updating. No onward chain.

PORCH

5' 9" x 5' 3" (1.75m x 1.6m) With door to hall.

HALL

The airing cupboard housing the pre lagged copper hot water cylinder with fitted immersion heater is in the hall.

LIVING ROOM (E&S)

13' x 11' (3.96m x 3.35m) There is a radiator with a cover in this room, an electric fire and glazed doors into the first conservatory.

CONSERVATORY

8' 9" x 8' (2.67m x 2.44m) Of double glazed construction on a brick plinth under a polycarbonate roof. Door to terrace.

KITCHEN/DINER (N)

16' x 7' (4.88m x 2.13m) With a range of fitted wall and base units and a one and a half bowl sink unit and single drainer. The appliances include a hob, oven and filter hood. There is plumbing for a washing machine.. A cupboard houses the British Gas 330 + balance flue gas fired boiler. Half glazed external door.

BEDROOM (S INTO 2ND CONSERVATORY)O

13' 6" x 9' (4.11m x 2.74m) There is a radiator in this room.

BEDROOM (N)

8' 6" x 9' 3" (2.59m x 2.82m) Into the bay. There is a radiator in this room.

BATHROOM (S)

6' x 8' (1.83m x 2.44m) Max. Fitted with a three piece white suite comprising Shower, pedestal wash basin and low level WC. There is a radiator in the bathroom.

2ND CONSERVATORY

7' x 10' (2.13m x 3.05m) Of double glazed construction on a brick plinth under a polycarbonate roof.

This conservatory is approached from the garden.

GARAGE

17' x 8' 3" (5.18m x 2.51m) With up and over front door and courtesy door into the garden.

OUTSIDE

The frontage is paved and the drive provides off road parking in front of the garage.

The South facing rear garden is largely paved with areas of gravel. There are various shrubs and hedging.

There are pedestrian gates to the front both sides of the bungalow.

ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is C (70) with a potential of B(87) which is valid until July 2032

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.



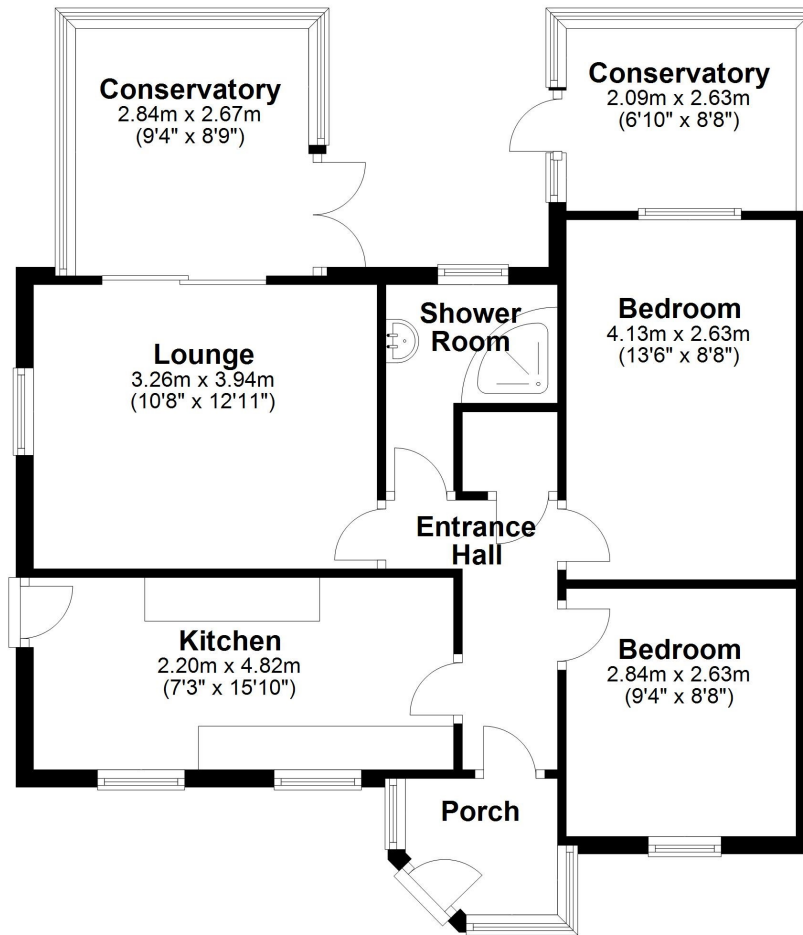
117 Hamilton Road, Felixstowe, Suffolk IP11 7BL Tel: (01394) 282281

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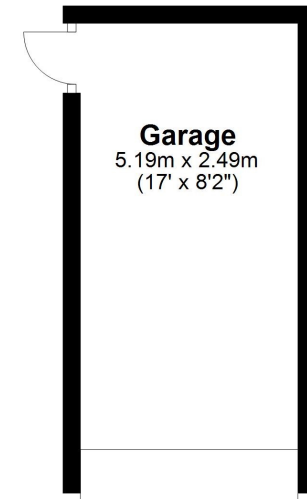
Ground Floor

Approx. 68.9 sq. metres (742.1 sq. feet)



Garage

Approx. 12.9 sq. metres (139.2 sq. feet)



Total area: approx. 81.9 sq. metres (881.3 sq. feet)

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