



41 Quilter Road, Felixstowe, Suffolk, IP11 7JL

£285,000 FREEHOLD

**DIAMOND
MILLS**

Established 1908

Built in 1902 and having been occupied by the same family since 1968, a characterful and seldom available three bedroom end of terrace house offered for sale with vacant possession, no onward chain and is very close to Allenby Park.

ENTRANCE PORCH

7' 00" x 2' 8" (2.13m x 0.81m) Door to:-

ENTRANCE HALL

14' 8" x 3' 2" (4.47m x 0.97m) Radiator. Staircase to first floor. Doors off to:-

LIVING ROOM

14' 7" x 11' 5" (4.44m x 3.48m) Traditional fire place with tiled surround and tiled hearth. Radiator. Picture rails. Bay window to front aspect facing east.

DINING ROOM

11' 00" x 9' 4" (3.35m x 2.84m) Could be used as a ground floor bedroom. Radiator. Window to rear aspect.

GROUND FLOOR WC

4' 3" x 2' 8" (1.3m x 0.81m) White suite comprising low level WC, wash hand basin, radiator and window to side aspect.

KITCHEN DINER

14' 00" x 9' 11" (4.27m x 3.02m) Laminate flooring. Radiator. Window to side aspect. Fitted kitchen consisting of a range of eye and base level units. Laminate work tops, tiled splash backs, one and a half bowl sink unit with drainer, four ring gas hob, built in single electric oven, plumbing for automatic washing machine, space for fridge freezer. Floor standing gas fired Ideal Mexico boiler (serviced annually). Two windows to rear aspect.

FIRST FLOOR LANDING

16' 10" x 5' 2" (5.13m x 1.57m) Loft access. Doors off to:-

BEDROOM ONE

15' 2" x 11' 11" (4.62m x 3.63m) Radiator. Two windows to front aspect. Picture rails.

BEDROOM TWO

11' 1" x 9' 4" (3.38m x 2.84m) Cast iron feature fireplace. Wash basin. Window to rear aspect. Picture rails.

SHOWER ROOM

5' 6" x 5' 4" (1.68m x 1.63m) White suite comprising low level WC, wash hand basin, shower cubicle with hand rail, fully tiled walls, window to side aspect.

BEDROOM THREE

11' 5" x 9' 11" (3.48m x 3.02m) Radiator. Cast iron feature fireplace. Window to rear aspect facing north west.

OUTSIDE

To the front of the property is a low maintenance paved front garden with a dwarf brick wall to the front boundary, a single wrought iron gate leading to a decorative tiled pathway and there is a flower box on top of the dwarf wall.

The rear garden predominately faces north west and is relatively low maintenance, laid to concrete paving with several raised borders, an outside water tap and hose, enclosed by brick wall and fencing. Garden shed and pedestrian gate to rear which leads out to the entrance of Allenby Park.

COUNCIL TAX BAND

Band C.

ENERGY PERFORMANCE CERTIFICATE

The current energy performance rating is E - 51 with a potential rating of B - 84 and the current energy performance certificate is valid until 22nd July 2034.

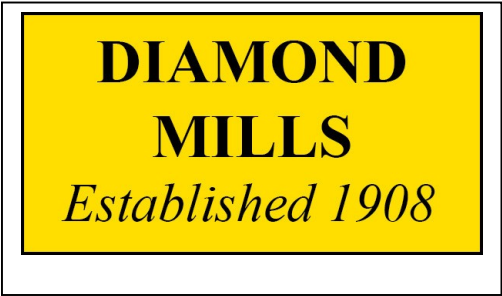
AGENTS NOTE

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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