



6 Chester Road, Felixstowe, Suffolk, IP11 9AH

£265,000 FREEHOLD

**DIAMOND
MILLS**

Established 1908

A well presented square bay fronted three bedroom semi detached house offered for sale with vacant possession, no onward chain and a west facing enclosed rear garden. An ideal first time purchase or buy to let investment!

STORM PORCH

UPVC double glazed entrance door to:-

ENTRANCE HALL

Staircase to first floor. Doors off entrance hall to:-

SITTING ROOM

13' 5" x 11' 6" (4.09m x 3.51m) Square bay window to front aspect. Radiator. Gas fire with marble surround and hearth and mantelpiece. Internal window into Dining Room.

DINING ROOM

11' 6" x 11' 4" (3.51m x 3.45m) Radiator. Storage cupboard. Window to rear aspect. Door to:-

KITCHEN DINER

15' 6" x 10' 00" (4.72m x 3.05m) Tiled floor. Modern fitted white gloss kitchen consisting of a range of eye and base level units with laminate work tops and tiled splash backs. Stainless steel single sink with drainer. Plumbing for automatic washing machine. Space for Rangemaster style gas cooker with extractor hood over. Space for tall fridge freezer. Space for dining table. Window to side aspect. Radiator. French doors and side windows opening onto west facing rear garden.

FIRST FLOOR ACCOMMODATION

FIRST FLOOR LANDING

Loft access with drop down ladder. Dado rails and picture rails. Doors off to:-

BEDROOM ONE

14' 9" x 10' 10" (4.5m x 3.3m) Radiator. Two windows to front aspect.

BEDROOM TWO

11' 4" x 9' 3" (3.45m x 2.82m) Radiator. Window to rear aspect.

BATHROOM

White suite comprising low level WC, vanity wash hand basin, bath unit with shower over, fully tiled walls, obscured window to side aspect. Chrome heated towel rail. Coving.

BEDROOM THREE

10' 3" x 8' 1" (3.12m x 2.46m) Radiator. Window to rear aspect. Coving.

OUTSIDE

The front garden is laid with paving slabs and there are brick walls and fencing to boundaries and a paved pathway to the front entrance beneath a storm porch.

The rear garden offers a westerly aspect and is predominately laid to lawn with a patio area adjoining the rear of the house and a greenhouse and garden shed are included in the sale. There is fencing to boundaries. A pedestrian gate provides access down the north side of the house to the front of the property.



ENERGY PERFORMANCE CERTIFICATE

The current energy performance rating is D (66) with a potential rating of C (79) and the current energy performance certificate is valid until 1st September 2034.

COUNCIL TAX BAND

Band B.

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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