



5 Carol Close, Felixstowe, IP11 9QD

£300,000 FREEHOLD

**DIAMOND
MILLS**

Established 1908

A well presented two bedroom semi-detached bungalow in a quiet cul-de-sac close to amenities in the heart of Old Felixstowe. There are gardens front and rear together with off road parking and a garage. The property is being sold with no onward chain.

ENTRANCE LOBBY

HALL

There is a radiator in the hall and a cloaks cupboard. Access to the loft void.

LIVING ROOM (S)

16' 6" x 11' (5.03m x 3.35m) A lovely light room with fully glazed front. There is a radiator in this room.

KITCHEN (E&S)

10' 3" x 8' 9" (3.12m x 2.67m) The kitchen is fitted with a range of wall and base units and an inset stainless steel sink unit with single drainer. The appliances include a Homark Gas hob with an extractor hood over, and a Cooke and Lewis Electric oven. There is a radiator in the kitchen and a door to the pantry. Half glazed external door.

PANTRY (E)

A useful pantry.

BEDROOM (N)

13' 3" x 11' (4.04m x 3.35m) With fitted double wardrobe cupboards, a radiator and sliding glazed external door to the rear.

BEDROOM (N)

12' 3" x 10' (3.73m x 3.05m) Another bedroom overlooking the rear garden. Radiator.

SHOWER ROOM (E)

Fitted with a three piece suite comprising shower, vanity unit with inset wash basin and low level WC. There is a radiator and an extractor fan in this room. Built in cupboard housing the modern Logic gas fired boiler.

OUTSIDE

The property is situated in a close of only six bungalows. There is parking in front of the garage. The front garden is laid to lawn with paths leading to the front door of the property and to the side. Immediately to the rear of the bungalow is a paved patio beyond which there are enclosed gardens laid to lawn. There is external lighting and an external power point.

GARAGE

17' x 8' 9" (5.18m x 2.67m) With up and over door.

ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is C(71) with a potential of B(86) which is valid until December 2034.

COUNCIL TAX 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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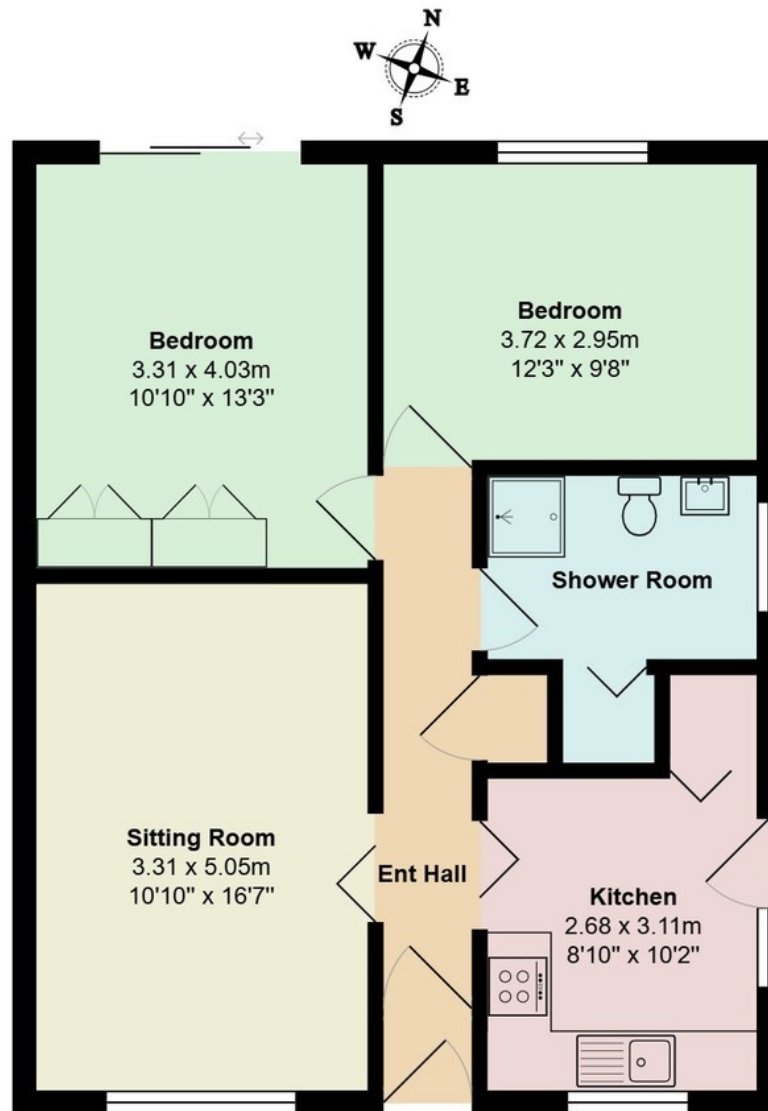




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Total Area: 66.4 m² ... 715 ft²

All measurements are approximate and for display purposes only