



26 Russell Road, Felixstowe, Suffolk, IP11 2BG

£250,000 FREEHOLD

**DIAMOND
MILLS**
Established 1908

An attractive three bedroom terraced house which has recently undergone an improvement program including replacing and opening up the kitchen into one of the former reception rooms, replacing the bathroom, the windows and the heating system. The property is situated close to the Sea Front and about a mile from the Town Centre.

PORCH

HALL

There is a radiator in the hall and the stairs rise to the first floor from here.

SITTING ROOM (W)

12' 9" x 12' (3.89m x 3.66m) + Bay With bay window to front. Picture rail and radiator.

DINING ROOM (E)

12' x 10' 2" (3.66m x 3.1m) This room is also used as a playroom at present. Radiator,

KITCHEN/BREAKFAST ROOM

21' 9" x 10' (6.63m x 3.05m) Fitted with a range of Magnet wall and base units and a breakfast bar. The work surfaces are in oak and there is an enamel one and a half bowl sink unit with single drainer. There is plumbing for a dish washer and a washing machine, the floor is tiled and there is a radiator and underfloor heating in this room. A door leads into the dining room and there is an external door.

LANDING

A cupboard on the landing houses the consumer unit and there is a radiator on the landing.

BEDROOM (W)

16' 3" x 12' (4.95m x 3.66m) This is the largest of the bedrooms with two Westerly facing windows. There is a radiator in this room.

BEDROOM (E)

12' 3" x 10' (3.73m x 3.05m) This is another double room with a radiator in it.

BEDROOM (E)

10' 6" x 10' (3.2m x 3.05m) There is a cupboard in this room housing the Idealgas fired combination boiler. Radiator.

BATHROOM (N)

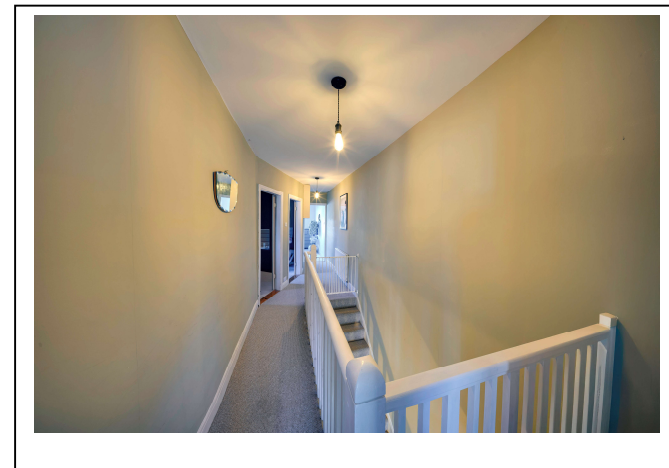
7' 6" x 6' 6" (2.29m x 1.98m) Fitted with a modern suite comprising panel bath with shower over and fitted screen, pedestal wash basin and heated towel rail/radiator. There is access to the loft void from the bathroom.

SEPERATE W.C. (N)

4' x 2' 10" (1.22m x 0.86m) Fitted with a low level WC.

OUTSIDE

There is a small garden area in front of the house inside a low wall with a pedestrian gate out onto the pavement. To the rear of the house is an enclosed courtyard which extends to the side of the house as well.



AGENTS NOTE

Whilst a considerable amount of work has been carried out, there are still some areas that require further attention.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is E(46) with a potential of B(86) which is valid until 16th March 2031

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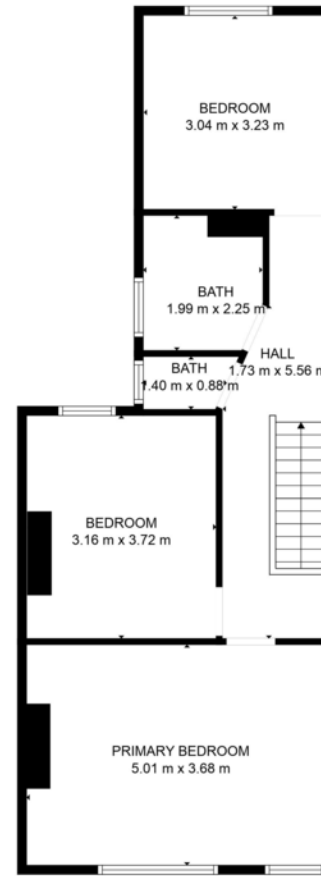
117 Hamilton Road, Felixstowe, Suffolk IP11 7BL Tel: (01394) 282281

www.diamondmills.co.uk E-mail: sales@diamondmills.co.uk





FLOOR 1



FLOOR 2

TOTAL: 116 m²
 FLOOR 1: 58 m², FLOOR 2: 58 m²
 EXCLUDED AREAS: PORCH: 1 m²

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.