



108 Mill Lane, Felixstowe, Suffolk, IP11 2LL

£250,000 FREEHOLD

**DIAMOND
MILLS**

Established 1908

Offered for sale with vacant possession, no onward chain, a rarely available three bedroom semi detached house with great scope for modernisation and improvement with off road parking, a car port and garage. The property would make an ideal first time project or buy to let investment and is a blank canvas ready for the successful purchaser to put their own stamp on it.

AGENTS NOTE

In accordance with the Estate Agents act 1979, we must declare, the Vendor of this property is a member of staff at Diamond Mills & Co.

COUNCIL TAX BAND

Band C.

The current EPC rating is D(56) with a potential of B(83) which is valid until 3rd April 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.







