



8 Stanley Road, Felixstowe, Suffolk, IP11 7DE

£325,000 FREEHOLD

**DIAMOND
MILLS**
Established 1908

A three bedroom townhouse requiring modernization set in a small terrace situated close to the Sea Front and the Town Centre. The accommodation is on three floors and includes two reception rooms, an en-suite shower room, another shower room and a cloakroom. Balcony with distant sea view. There is off road parking, a garage and a West facing walled garden. No onward chain.

COVERED ENTRANCE

With door to the garage and entrance door to the hall.

HALL

The stairs rise to the first floor from the hall. There is a radiator and a cloaks cupboard in this hall.

CLOAKROOM (S)

6' 3" x 2' 4" (1.91m x 0.71m) Fitted with a two piece suite comprising wash basin and low level WC. The water softener is in the cloakroom.

RECEPTION ROOM 2 (W)

15' 6" x 8' 9" (4.72m x 2.67m) This reception room has previously been used as a bedroom. There is a shower, vanity unit with wash basin and plumbing for a washing machine in this room. Glowworm Gas fired boiler. External door.

1ST FLOOR LANDING

RECEPTION ROOM 1 (E)

15' 6" x 15' 3" (4.72m x 4.65m) max A sizeable reception room with a radiator. A door leads out onto the balcony.

BALCONY

KITCHEN (W)

16' 3" x 9' (4.95m x 2.74m) Fitted with a range of wall and base units and an inset one and a half bowl sink unit. The appliances include a Hotpoint ceramic hob and a Whirlpool double oven. There is also a ceiling fan and a radiator in the kitchen.

SHOWER ROOM (W)

9' x 6' 3" (2.74m x 1.91m) Fitted with a three piece suite comprising shower, vanity unit with wash basin, low level WC and radiator.

2ND FLOOR LANDING

The airing cupboard housing the pre-lagged copper hot water cylinder is on this landing and there is access to a loft void.

BEDROOM (E)

15' 6" x 13' 6" (4.72m x 4.11m) max There are built in wardrobe cupboards and fitted wardrobe cupboards in this bedroom together with a radiator.

EN-SUITE SHOWER ROOM (W)

5' 6" x 5' 4" (1.68m x 1.63m) Fitted with a three piece suite comprising shower, pedestal wash basin and low level WC. There is a radiator in this room too.

BEDROOM (W)

13' 9" x 8' 3" (4.19m x 2.51m) There is a radiator and built in wardrobe cupboard in this bedroom.

BEDROOM (W)

9' 3" x 7' (2.82m x 2.13m) There are fitted wardrobe cupboards and a radiator in this room. Previously used as a dressing room.

GARAGE

16' 3" x 7' 9" (4.95m x 2.36m) With power and light and a courtesy door.

GARDEN

Immediately to the rear of the house is a walled West facing garden.

ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is C(76) with a potential of B(87) which is valid until March 2nd 2035

COUNCIL TAX BAND

D

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.

**DIAMOND
MILLS**
Established 1908





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

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





Total Area: 135.0 m² ... 1453 ft²