



**8 Stanley Road, Felixstowe, Suffolk, IP11 7DE**

**£285,000 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 softner 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**

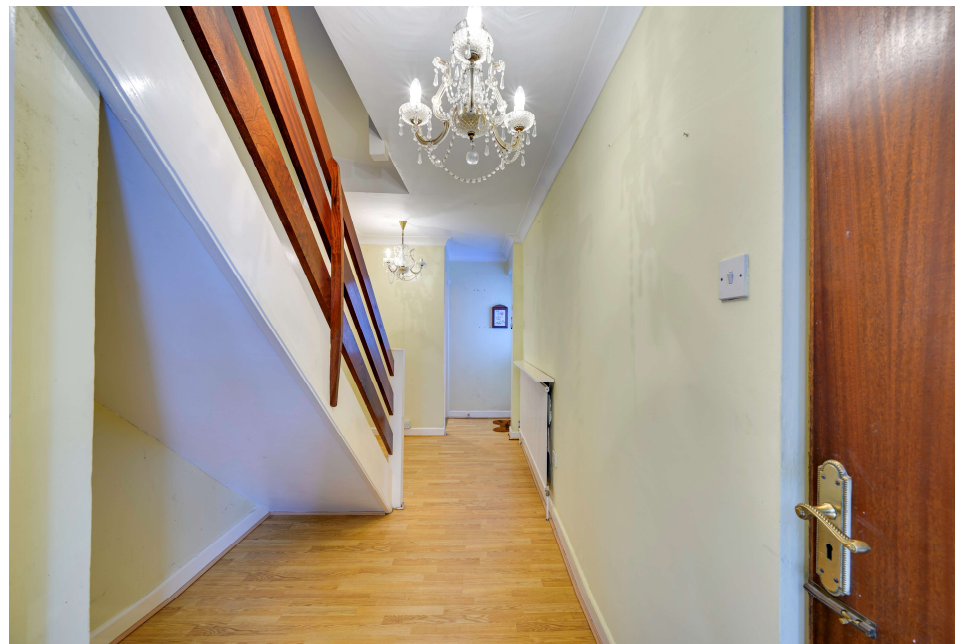
**DIAMOND MILLS & CO.** have not tested any electrical systems, appliances, plumbing or heating systems and cannot testify that they are in working condition.

### **VACANT POSSESSION ON COMPLETION**

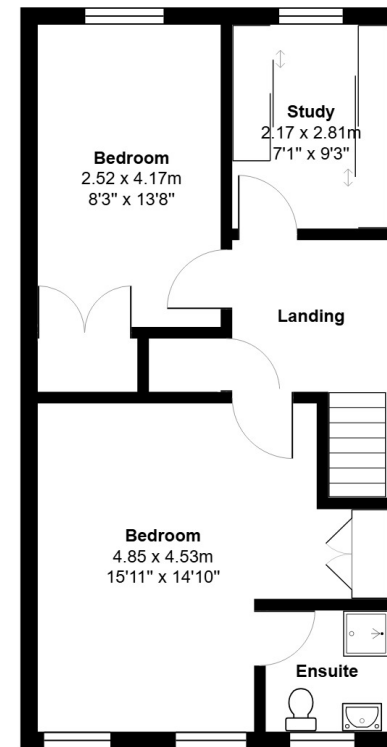
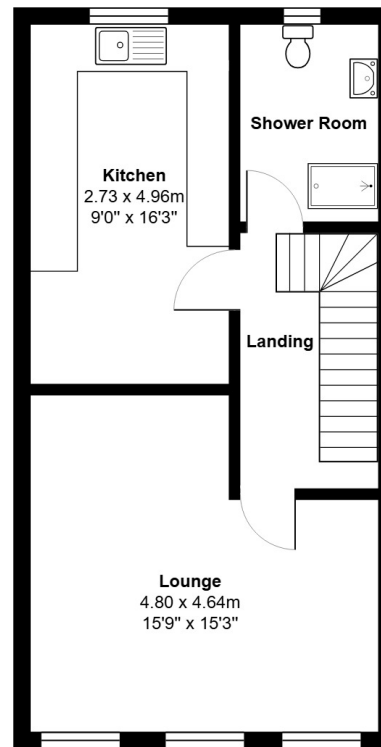
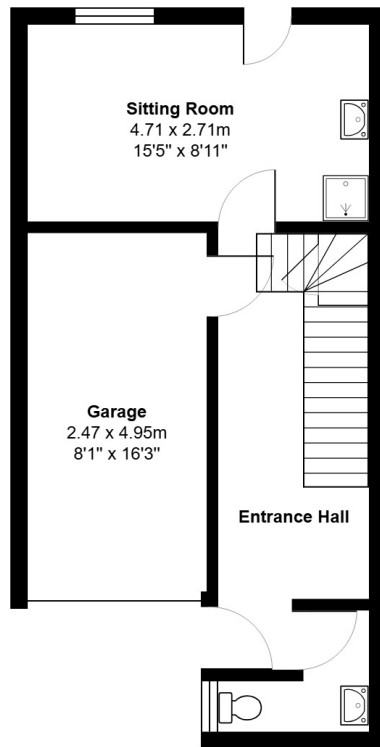
### **VIEWING**

By prior appointment with the vendors agents -  
**DIAMOND MILLS & CO. (01394) 282281.**

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Total Area: 135.0 m<sup>2</sup> ... 1453 ft<sup>2</sup>