



107 Langer Road, Felixstowe, Suffolk, IP11 2EA

£265,000 FREEHOLD

**DIAMOND
MILLS**
Established 1908

Offered for sale with no onward chain, a spacious five-bedroom terraced house measuring approximately 1846 square feet, close to Felixstowe Sea front and Port.

COUNCIL TAX BAND

Band C.

ENERGY PERFORMANCE CERTIFICATE

The current energy efficiency rating is D (61) with a potential rating of B (82) and the current energy performance certificate is valid until 16th March 2035.

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

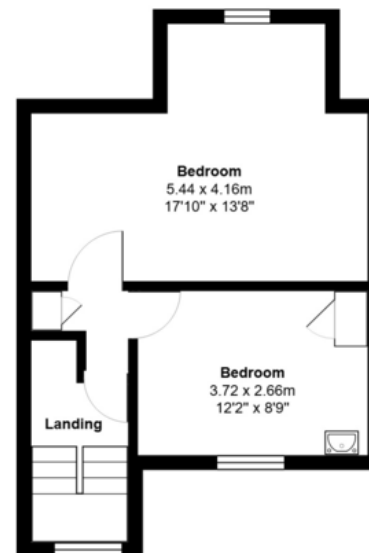
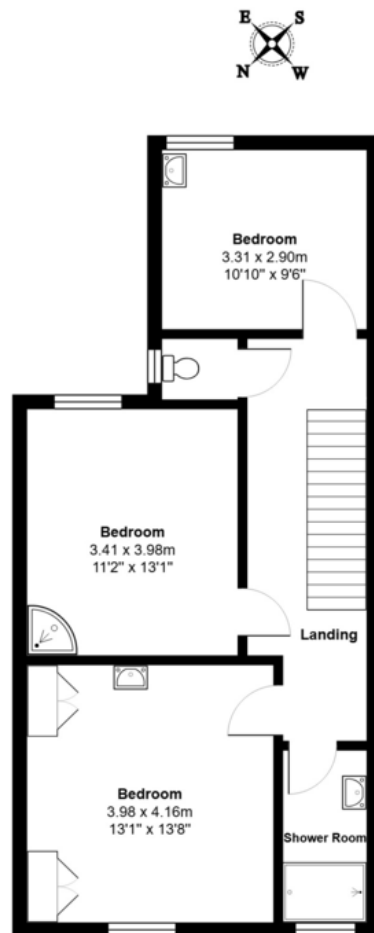
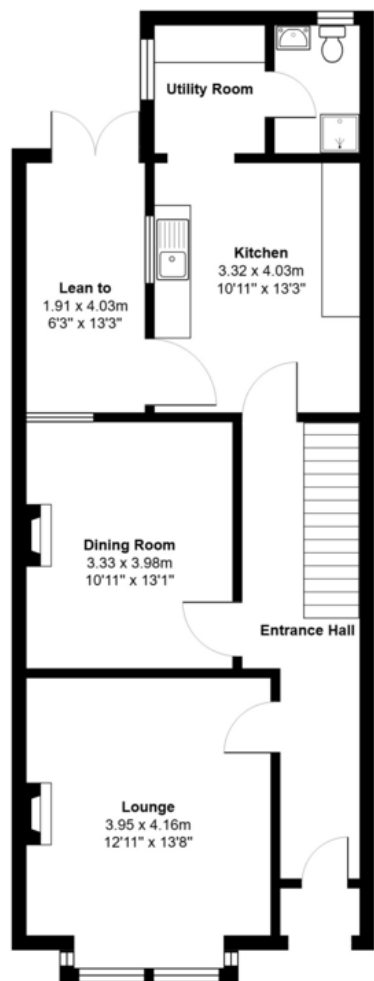
VIEWING

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

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Total Area: 171.5 m² ... 1846 ft²