



**73 Maidstone Road, Felixstowe, Suffolk, IP11 9EE**

**£175,000 FREEHOLD**

**DIAMOND  
MILLS**  
*Established 1908*



Offered for sale with vacant possession, no onward chain, a single bay fronted terraced house, ideal as a first-time purchase or investment property.

**SITTING ROOM**

12' 2" x 10' 8" (3.71m x 3.25m)

**DINING ROOM**

12' 2" x 10' 11" (3.71m x 3.33m)

**KITCHEN**

8' 11" x 6' 10" (2.72m x 2.08m)

**LEAN TO**

**GROUND FLOOR BATHROOM**

**FIRST FLOOR ACCOMMODATION**

**FIRST FLOOR LANDING**

**BEDROOM 1 (WEST)**

12' 2" x 10' 8" (3.71m x 3.25m)

**BEDROOM 2**

9' 8" x 9' 5" (2.95m x 2.87m)

**BEDROOM 3**

8' 11" x 6' 11" (2.72m x 2.11m)

**REAR GARDEN**

Enclosed by panelled fencing. East facing. Mainly laid to lawn.

**COUNCIL TAX BAND**

Band B.

**ENERGY PERFORMANCE CERTIFICATE**

The current energy efficiency rating is D (63) with a potential rating of B (87) and the current energy performance certificate is valid until 20th 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.**







