



**32 Beach Road West, Felixstowe, IP11 2BL**

**£330,000 FREEHOLD**

**DIAMOND  
MILLS**

*Established 1908*



**An established individual two bedroom detached bungalow situated close to the Sea Front. The dwelling would now benefit from some updating, but benefits from off road parking for 3 cars and has two garages and an enclosed rear garden. There are two reception rooms, a kitchen and a bathroom and an outside WC. No onward chain.**

#### **ENTRANCE HALL**

With door to Reception Hall.

#### **RECEPTION HALL**

There is a radiator in this hall and a cupboard housing the Glo Worm Gas fired boiler.

#### **LIVING ROOM (E)**

20' 6" x 11' 9" (6.25m x 3.58m) max. The focal point of this room is the fireplace with inset gas stove and timber bressumer over. There are two radiators in this room and it is open into the garden room.

#### **GARDEN ROOM (N,E&S)**

8' 6" x 8' 9" (2.59m x 2.67m) With external doors to the garden.

#### **KITCHEN (N&E)**

13' x 10' (3.96m x 3.05m) Fitted with a range of wall and base units and an enamel sink unit with single drainer. The appliances include a Smeg range style gas cooker and a fridge freezer. There is plumbing for a washing machine in the kitchen and a half glazed external door.

#### **BEDROOM (W)**

13' 3" x 13' (4.04m x 3.96m) + bay. There is a cast iron fireplace with tiled inserts and timber mantle and surround in this bedroom. Picture rail and radiator.

#### **BEDROOM (W)**

13' x 10' (3.96m x 3.05m) + bay. Again, there is a picture rail around this room and there are two radiators.

#### **BATHROOM**

5' 9" x 5' 3" (1.75m x 1.6m) This is actually a wet room with shower, pedestal wash basin and low level WC.

#### **GARAGES**

18' 6" x 8' 8" (5.64m x 2.64m) There are two garages at the end of the gated drive.

#### **OUTSIDE**

There is a pedestrian gate leading into the front garden which is set behind a low brick wall where there are various shrubs and a palm. Double gates give access to the drive where there is off road parking for three cars.

To the rear of the bungalow is a paved terrace and an area of lawn with various plants and shrubs around it. A door leads to the OUTSIDE CLOAKROOM with low level WC and wash basin.



### **ENERGY PERFORMANCE CERTIFICATE**

The current EPC rating is D(66) with a potential of B (82) which is valid until April 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**

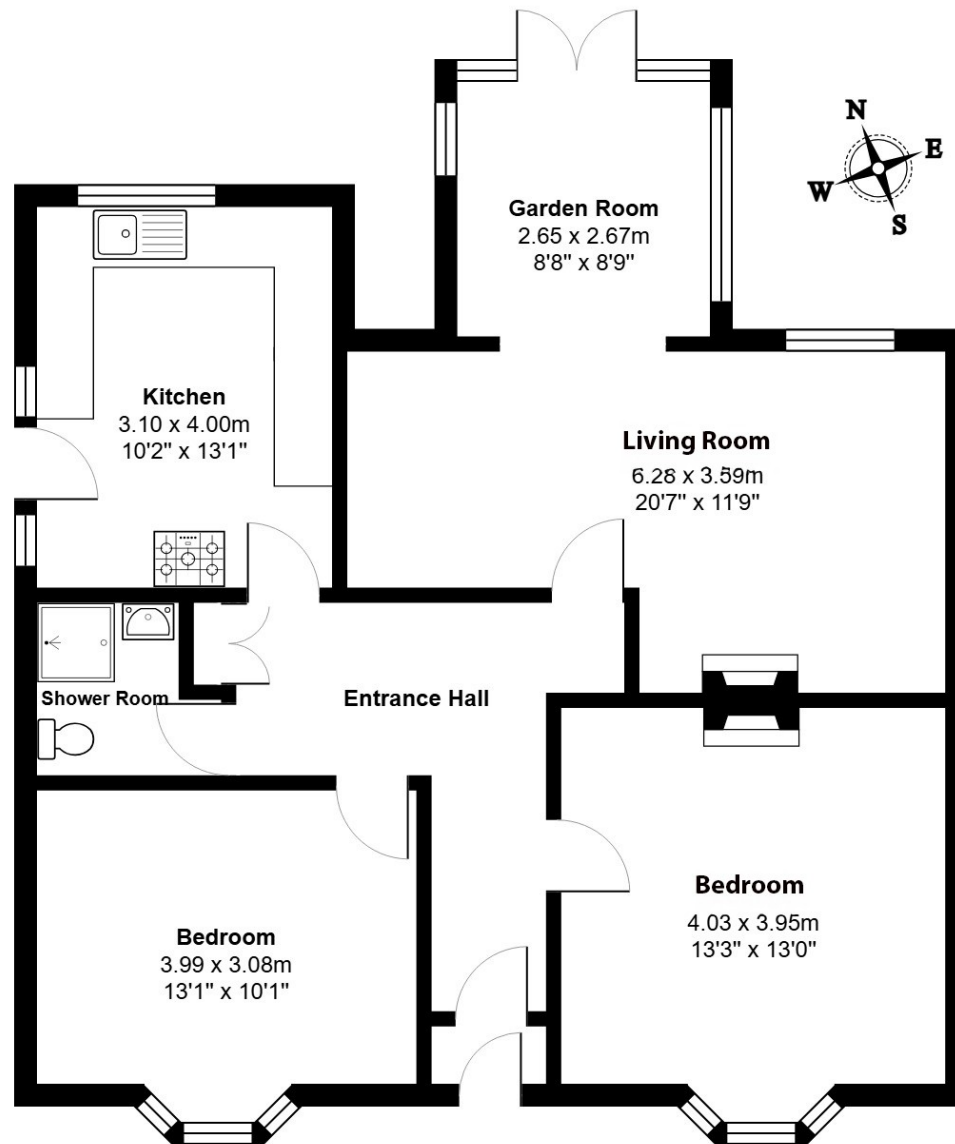
By prior appointment with the vendors agents -  
**DIAMOND MILLS & CO. (01394) 282281.**











Total Area: 86.5 m<sup>2</sup> ... 932 ft<sup>2</sup>