



110 Ranelagh Road, Felixstowe, IP11 7HU

**£400,000 FREEHOLD**

**DIAMOND  
MILLS**

*Established 1908*

**An exceptionally well presented Edwardian Terraced House with two double bedrooms and two single bedrooms conveniently situated close to Felixstowe Town Centre. In recent years the house has been sympathetically modernised and updated, and the gardens have been landscaped. Building Regulation approval has recently been granted for a loft conversion.**

#### **COVERED ENTRANCE PORCH**

With tiled floor and door to reception hall.

#### **RECEPTION HALL**

There is a radiator with a cover in the hall and the flooring is oak. The stairs rise to the first floor and there is a cupboard beneath them.

#### **SITTING ROOM (W)**

13' x 10' 6" (3.96m x 3.2m) + Bay The focal point of the room is an ornate fireplace. This room has a West facing bay window measuring 7'3 x 3'. The flooring in the sitting room is in oak. 2 Radiators.

#### **DINING ROOM (E)**

11' 9" x 10' 3" (3.58m x 3.12m) There is a cast iron fireplace in this room with timber mantle and surround. Again, the floor in this room is in oak. Radiator.

#### **KITCHEN (N)**

11' 3" x 9' 3" (3.43m x 2.82m) Fitted with a range of wall and base units and full height units. Inset one and a half bowl stainless steel sink unit. The appliances include a gas hob and 2 ovens with filter hood over, an integral dish washer and a fridge/freezer. Radiator with cover.

#### **UTILITY (E)**

6' x 5' 9" (1.83m x 1.75m) With stacking unit for washing machine and tumble dryer. The Baxi gas fired boiler is in this room.

#### **SHOWER ROOM (N)**

5' 9" x 4' 6" (1.75m x 1.37m) Fitted with a three-piece suite comprising corner shower unit, wash basin and low-level WC. Heated towel rail/radiator.

#### **LANDING**

With access to partly boarded loft void with loft ladder.

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

11' 9" x 10' 6" (3.58m x 3.2m) + Bay This room has a bay window measuring 7'3"x3'. There is a cast iron fireplace in this room with tiled inserts and timber surround. There are two radiators in this room with covers.

#### **BEDROOM ((E)**

11' 9" x 10' 3" (3.58m x 3.12m) With pretty little cast iron fireplace. Built in wardrobe cupboard and radiator with cover.

#### **BEDROOM (E)**

11' 3" x 6' 1" (3.43m x 1.85m) With a range of fitted wardrobe cupboards and a radiator with cover. This room is presently used as a dressing room.

#### **LARGE STUDY (W)**

7' x 5' (2.13m x 1.52m) This room is presently used as a study and has a radiator with cover.

#### **BATHROOM (N)**

8' 3" x 6' 3" (2.51m x 1.91m) Luxuriously fitted with a Victorian style suite comprising free standing roll top bath with clawed ball feet, vanity unit with inset wash basin and low level WC. There is a heated towel rail/radiator in this bathroom.

#### **SEPARATE WC**

4' 9" x 2' 6" (1.45m x 0.76m) Fitted with a low-level WC with an inset wash basin.



### **OUTSIDE**

The house is approached over a tiled path that leads to the covered Porch. The front garden is shingled. The landscaped rear garden is a particularly attractive aspect of the property. There is extensive teracing laid with Indian Sandstone and there is a twin timber and felt outhouse providing bike store and a garden store.

### **AGENTS NOTE**

Building Regulation approval has recently been granted for a loft conversion.

### **ENERGY PERFORMANCE CERTIFICATE**

The EPC rating is D (58) with a potential of C (77) which is valid until September 2029.

### **COUNCIL TAX BAND**

C

### **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.**







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

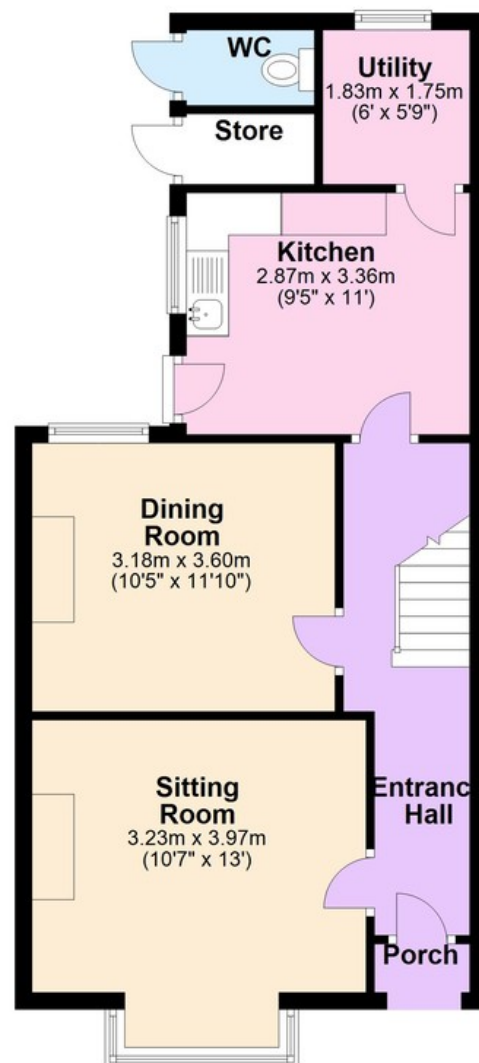


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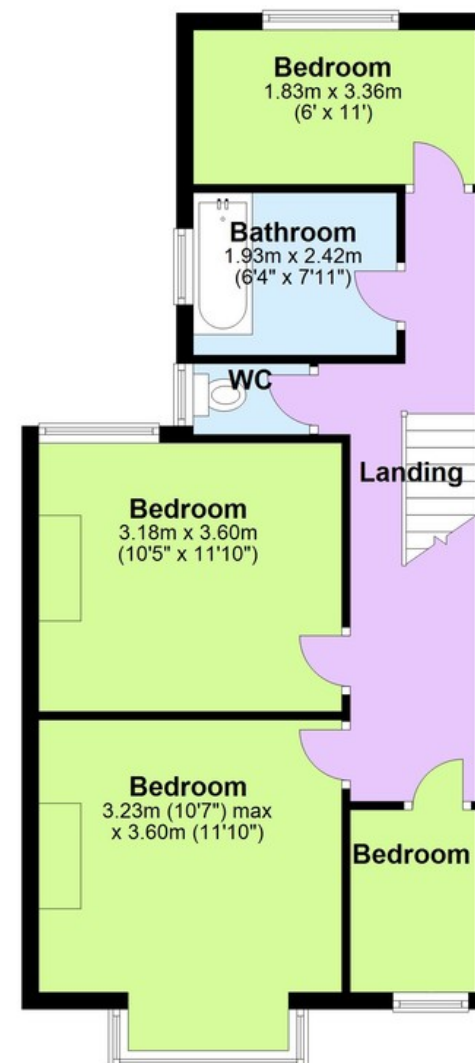
## Ground Floor

Approx. 50.9 sq. metres (547.8 sq. feet)



## First Floor

Approx. 51.0 sq. metres (548.5 sq. feet)



Total area: approx. 101.8 sq. metres (1096.3 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only  
Plan produced using PlanUp.