



21 Longcroft, Felixstowe, IP11 9QH

£215,000 FREEHOLD

**DIAMOND
MILLS**

Established 1908

An end terrace two-bedroom house with South facing rear garden, off road parking and an adjacent garage situated in a quiet close in the Walton area of Felixstowe. There is no onward chain, but the sale is subject to the grant of probate.

HALL

There is a radiator in the hall and the stairs rise to the first floor from here.

SITTING ROOM (N&W)

11' 6" x 10' 9" (3.51m x 3.28m) With bow window to front. There is a radiator in this room and a door into the dining room.

DINING ROOM (S)

8' x 6' 9" (2.44m x 2.06m) There is a radiator in the dining room and there is a sliding glazed external door and a door to the kitchen.

KITCHEN (S)

8' x 7' 6" (2.44m x 2.29m) Fitted with a range of wall and base units and an inset stainless steel sink unit with single drainer. There is a gas cooker point and plumbing for a washing machine in the kitchen and there is space for a fridge/freezer. A cupboard houses the gas fired boiler and a cupboard above houses the pre-lagged copper hot water cylinder with fitted immersion heater.

LANDING

With access to the loft void.

BEDROOM (N)

11' 6" x 9' 6" (3.51m x 2.9m) There is a radiator in this room and a wardrobe recess.

BEDROOM (S)

9' 6" x 8' 3" (2.9m x 2.51m) There is a radiator in this room.

BATHROOM (S)

6' 3" x 6' (1.91m x 1.83m) Fitted with a three-piece white suite comprising panel bath, vanity unit with wash basin and low level WC. There is also a Triton shower unit over the bath. Radiator.

GARAGE

17' x 8' 7" (5.18m x 2.62m) With power and light. The garage is next door to the house but is attached to a neighbour.

THE GARDENS

The front garden is laid to lawn with flower beds around it and a path leads to the front door. An important aspect of this property is the South facing, partly walled rear garden, immediately to the rear of the house is a terrace with raised planters beside it. The remainder of the garden is laid to lawn with plants and shrubs around it. A pedestrian access leads passed the West of the house to the parking rear in front of the garage.



ENERGY PERFORMANCE CERTIFICATE

The current EPC has a rating of D (59) with a potential of B (87) which is valid until April 2035.

COUNCIL TAX BAND

B

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

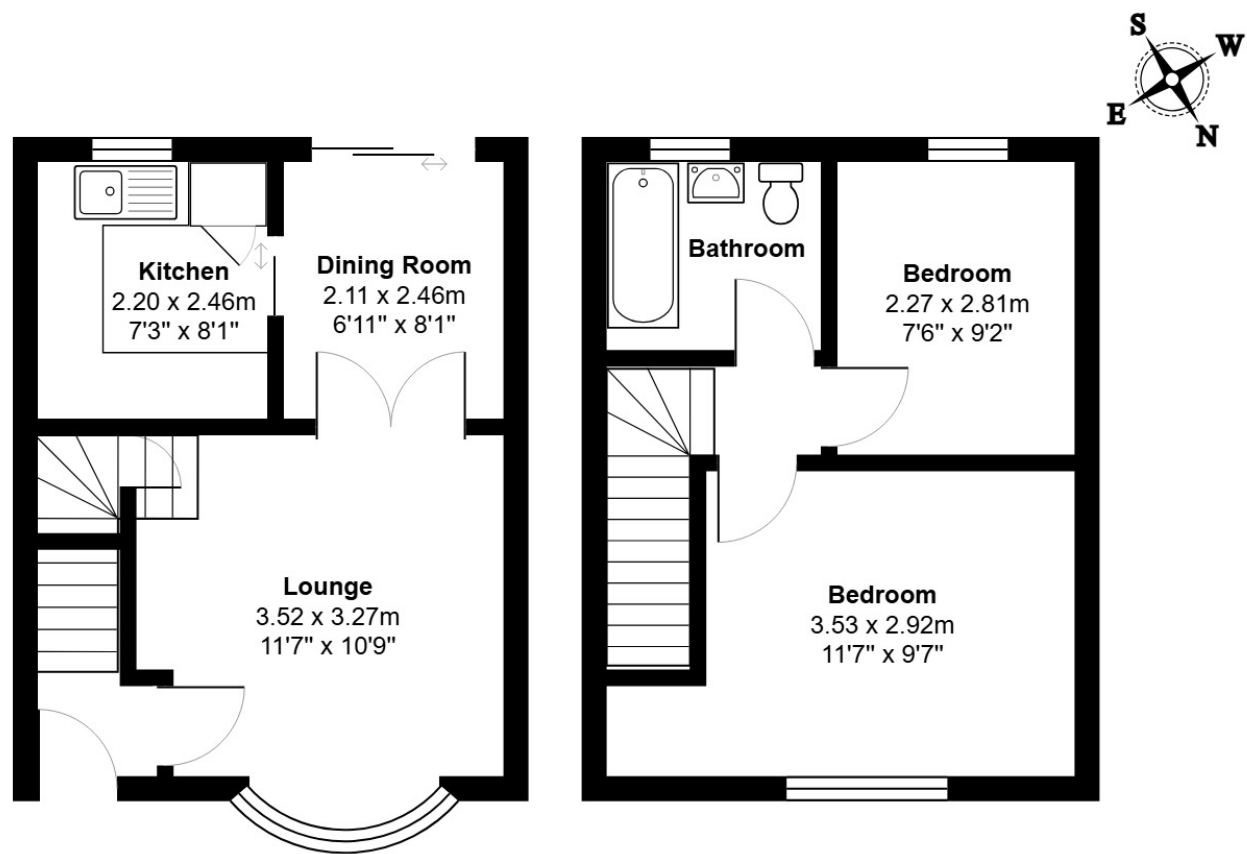
VIEWING

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

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Total Area: 53.4 m² ... 574 ft²