



20 Winston Close, Felixstowe, Suffolk, IP11 2FA

£200,000 FREEHOLD

**DIAMOND
MILLS**

Established 1908

No Chain | Ideal First Home or Investment | Conservatory & Garage

Offered with no onward chain, this well-maintained two-bedroom terraced home is perfect for first-time buyers or buy-to-let investors. The property features central heating and double glazing, ensuring comfort and efficiency, along with a bright conservatory that provides extra living space.

A private garage adds valuable storage or parking, making this a practical and attractive choice in today's market. Early viewing is recommended.

COUNCIL TAX BAND

Band A.

ENERGY PERFORMANCE CERTIFICATE

The current energy performance rating is C (70) with a potential rating of B (90) and the current energy performance certificate is valid until 5th May 2035.

LOUNGE

12' 1" x 15' 6" (3.68m x 4.72m)

CONSERVATORY

8' 9" x 7' 10" (2.67m x 2.39m)

KITCHEN

7' 10" x 8' 7" (2.39m x 2.62m)

BEDROOM

9' 5" x 12' 3" (2.87m x 3.73m)

BEDROOM

5' 9" x 11' 10" (1.75m x 3.61m)

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

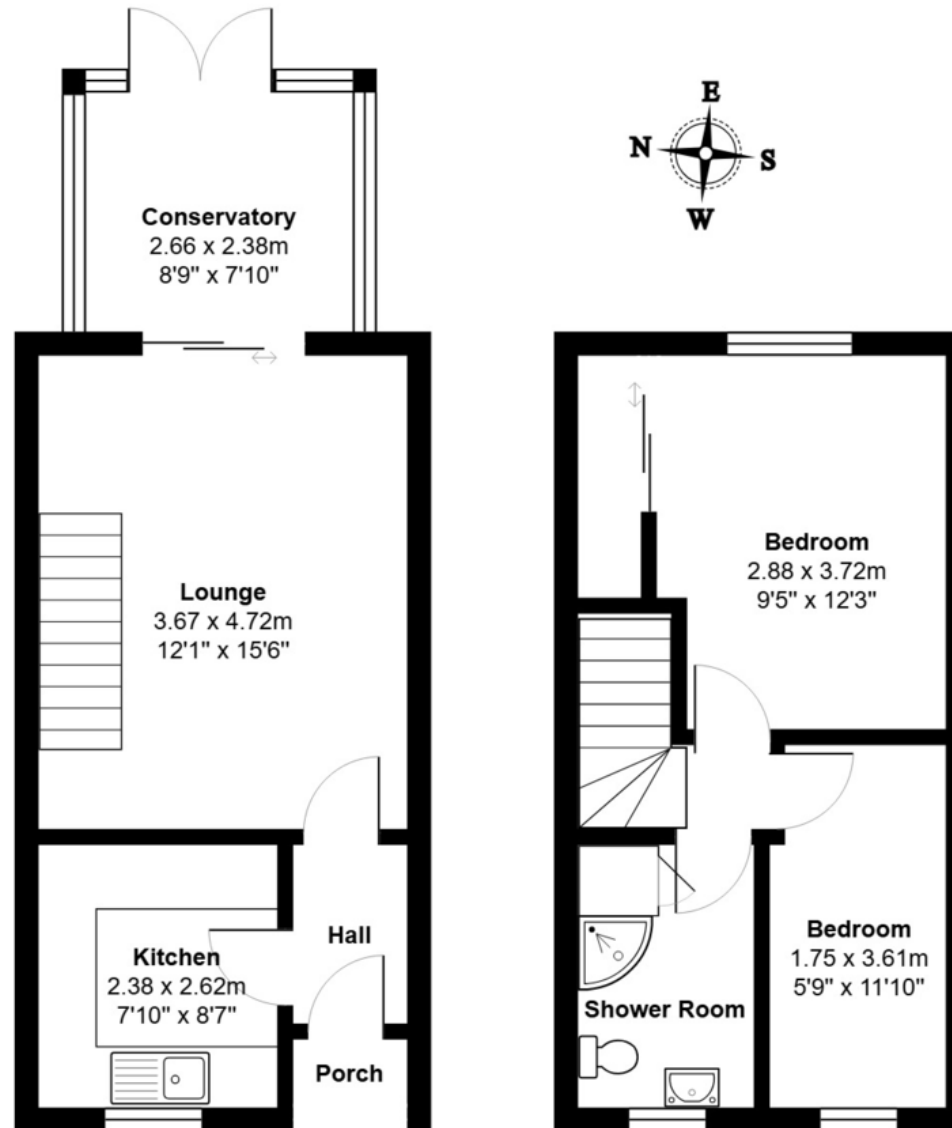
VIEWING

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

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Total Area: 62.0 m² ... 667 ft²