



25 Rues Farm Road, Felixstowe, IP11 9FZ

£260,000 FREEHOLD

**DIAMOND
MILLS**
Established 1908

A modern two-bedroom semi-detached house being end of a terrace on the exclusive Laureate Fields development in Old Felixstowe. The accommodation includes a hall, cloakroom and open plan Living/Kitchen/Dining room on the ground floor. On the first floor there two double bedrooms and a bathroom. There are distant sea views from one of the bedrooms.

HALL

7' x 3' 6" (2.13m x 1.07m)

CLOAKROOM (W)

3' 3" x 6' 9" (0.99m x 2.06m) Fitted with a two-piece suite comprising low level WC and wash basin. Radiator.

LIVING KITCHEN/DINING (E&W)

28' 6" x 13' 6" (8.69m x 4.11m) max. This room narrows to 6' in one area. There is a cupboard under the stairs with plumbing for a washing machine. Two radiators and glazed external doors. In the kitchen area there is a range of wall and base units and an inset one and a half bowl sink unit with single drainer. The appliances include a Bosch hob and oven with hood over, a Zanussi dish washer and an integral fridge/freezer. The Ideal Gas fired boiler is in this room.

LANDING

There is a radiator on the landing.

BEDROOM (E)

13' 3" x 10' (4.04m x 3.05m) This room enjoys distant sea views. There is a radiator in this bedroom.

BEDROOM (W)

13' 3" x 10' 6" (4.04m x 3.2m) max. There is a Juliet Balcony in this room and a radiator. The linen cupboard is in this room as well.

BATHROOM

7' 3" x 5' 6" (2.21m x 1.68m) Fitted with a suite comprising panel bath with shower over and fitted screen, wash basin, low level WC, towel rail/radiator and extractor fan.

OUTSIDE

At the front of the property, you'll find convenient parking for two vehicles along with a dedicated E.V. charging point for eco-friendly travel. A private pathway leads you to the enclosed rear garden. Designed with nature in mind, this thoughtfully planned wild garden is a haven for local wildlife.

SERVICE CHARGE

An annual service charge of £143.09 is payable to P.W.S.

ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is B (83) with a potential of A (96) which is valid until June 2031

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

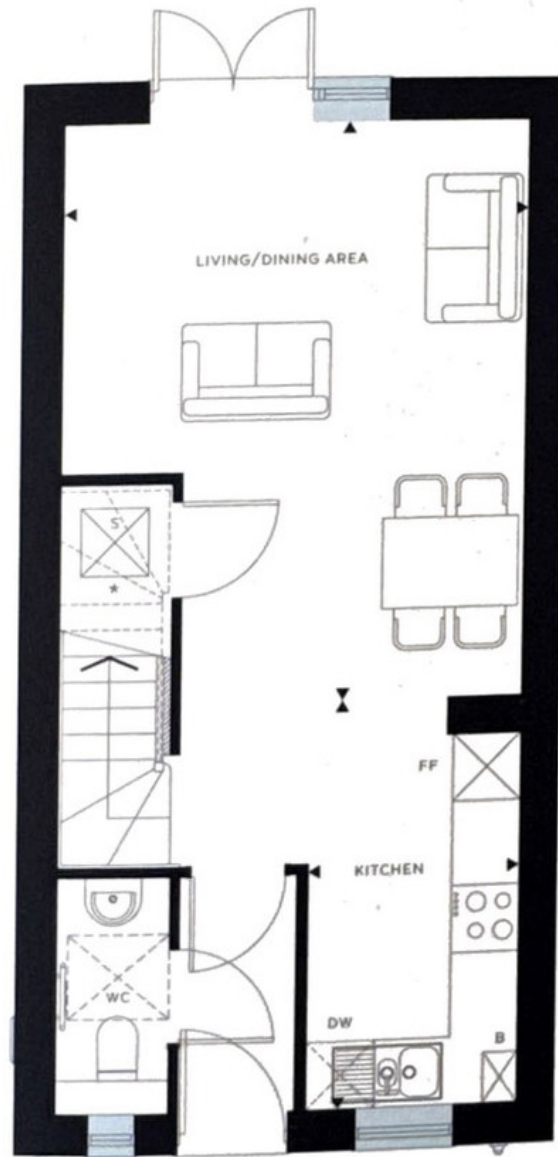
By prior appointment with the vendors agents -
DIAMOND MILLS & CO. (01394) 282281.

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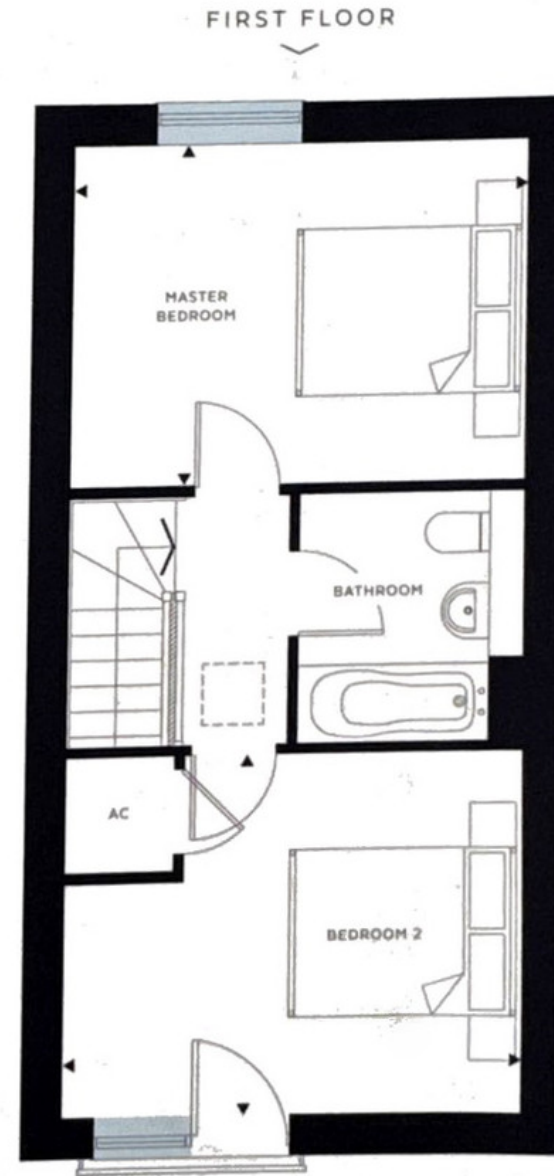
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GROUND FLOOR



FIRST FLOOR