



6 Queens Road, Felixstowe, Suffolk, IP11 7QT

£350,000 FREEHOLD

**DIAMOND
MILLS**
Established 1908

Situated in a popular road of Felixstowe close to the town centre and railway station, a rarely available 1920's square bay fronted three-bedroom semi-detached house boasting a single storey extension and a west facing rear garden. No onward chain.

ACCOMMODATION WITH APPROXIMATE ROOM SIZES

FRONT ENTRANCE

ENTRANCE HALL

LOUNGE

12' 6" x 11' 8" (3.81m x 3.56m)

GROUND FLOOR WC (UNDER STAIRS)

KITCHEN

15' 9" x 6' 4" (4.8m x 1.93m)

SITTING ROOM

12' 3" x 11' 00" (3.73m x 3.35m)

DINING ROOM

11' 00" x 8' 8" (3.35m x 2.64m)

FIRST FLOOR LANDING

BEDROOM ONE

12' 3" x 11' 2" (3.73m x 3.4m)

BEDROOM TWO

12' 6" x 10' 6" (3.81m x 3.2m)

BEDROOM THREE

9' 3" x 7' 00" (2.82m x 2.13m)

BATHROOM

TO THE FRONT OF THE PROPERTY

To the front of the property is a fence to the front boundary, a block paved driveway with parking for one vehicle adjacent to a paved area and a shrub in the corner of the front garden. There is a front entrance door and a separate door providing access to the lean to.

WEST FACING REAR GARDEN

67' 00" x 23' 00" (20.42m x 7.01m) Extending to 67ft (20.42m) in depth by 23ft (7.01m) in width. An established west facing enclosed rear garden with a paved patio area accessible from the dining room. The rear garden is a generous size for a house in this area and is mainly laid to lawn and enclosed by fencing. A pathway off-centre runs down to the workshop and there are various plants and shrubs to the boundaries, and the summerhouse is included in the sale.

COUNCIL TAX BAND

Band C.

ENERGY PERFORMANCE CERTIFICATE

The current energy performance rating is C (71) with a potential rating of B (82) and the current energy performance certificate is valid until 13th July 2035.

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

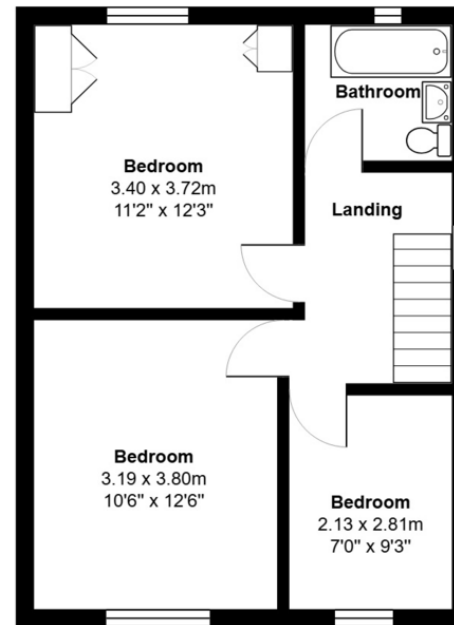
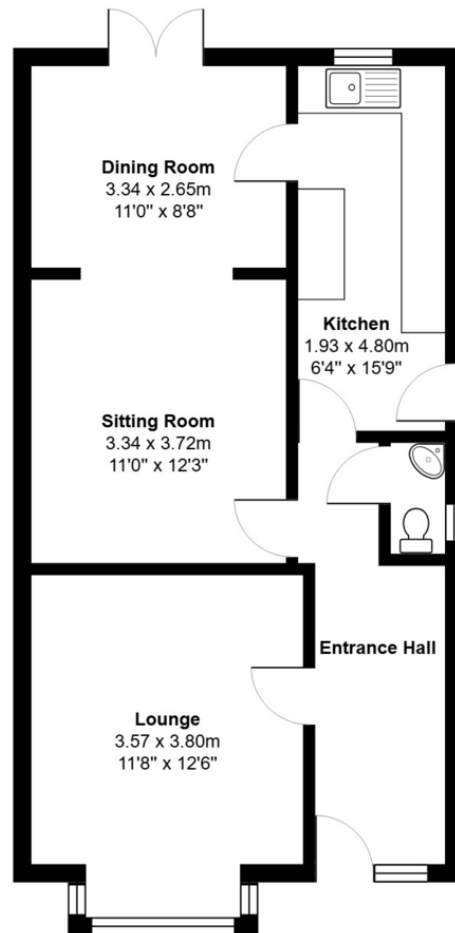
VIEWING

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

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Total Area: 100.5 m² ... 1082 ft²