



49 Ferry Road, Felixstowe, Suffolk, IP11 9LY

£475,000 FREEHOLD

**DIAMOND
MILLS**

Established 1908

Positioned on a double plot in a highly sought after residential location of Old Felixstowe, a rarely available and individual two bedroom detached bungalow offered for sale with vacant possession, no onward chain.

The bungalow has been modernised with a contemporary style kitchen and shower room and is in 'move in' condition.

Ferry Road is a popular residential area within Old Felixstowe with a Doctors Surgery located at the end of Colneis Road and a small parade of shops nearby along High Road East including a SPAR shop, Butchers, Hairdressers and Cafe.

The picturesque Hamlet of Felixstowe Ferry is situated just under two miles from the property equipped with sailing and fishing facilities and is home to the recently revived 'FBI' (Ferry Boat Inn) Public House.

ENTRANCE PORCH

ENTRANCE HALL

16' 5" x 4' 6" (5m x 1.37m)

BEDROOM ONE

13' 11" x 12' 11" (4.24m x 3.94m)

SHOWER ROOM

LOUNGE

19' 00" x 14' 00" (5.79m x 4.27m)

CONSERVATORY

14' 6" x 12' 6" (4.42m x 3.81m)

GARDEN ROOM

14' 6" x 7' 3" (4.42m x 2.21m)

KITCHEN

12' 5" x 12' 4" (3.78m x 3.76m)

GARAGE

16' 2" x 9' 5" (4.93m x 2.87m)

COUNCIL TAX BAND

Band D.

ENERGY PERFORMANCE CERTIFICATE

The current energy efficiency rating is C (69) with a potential rating of B (83) and the current Energy Performance Certificate expires on 23rd 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

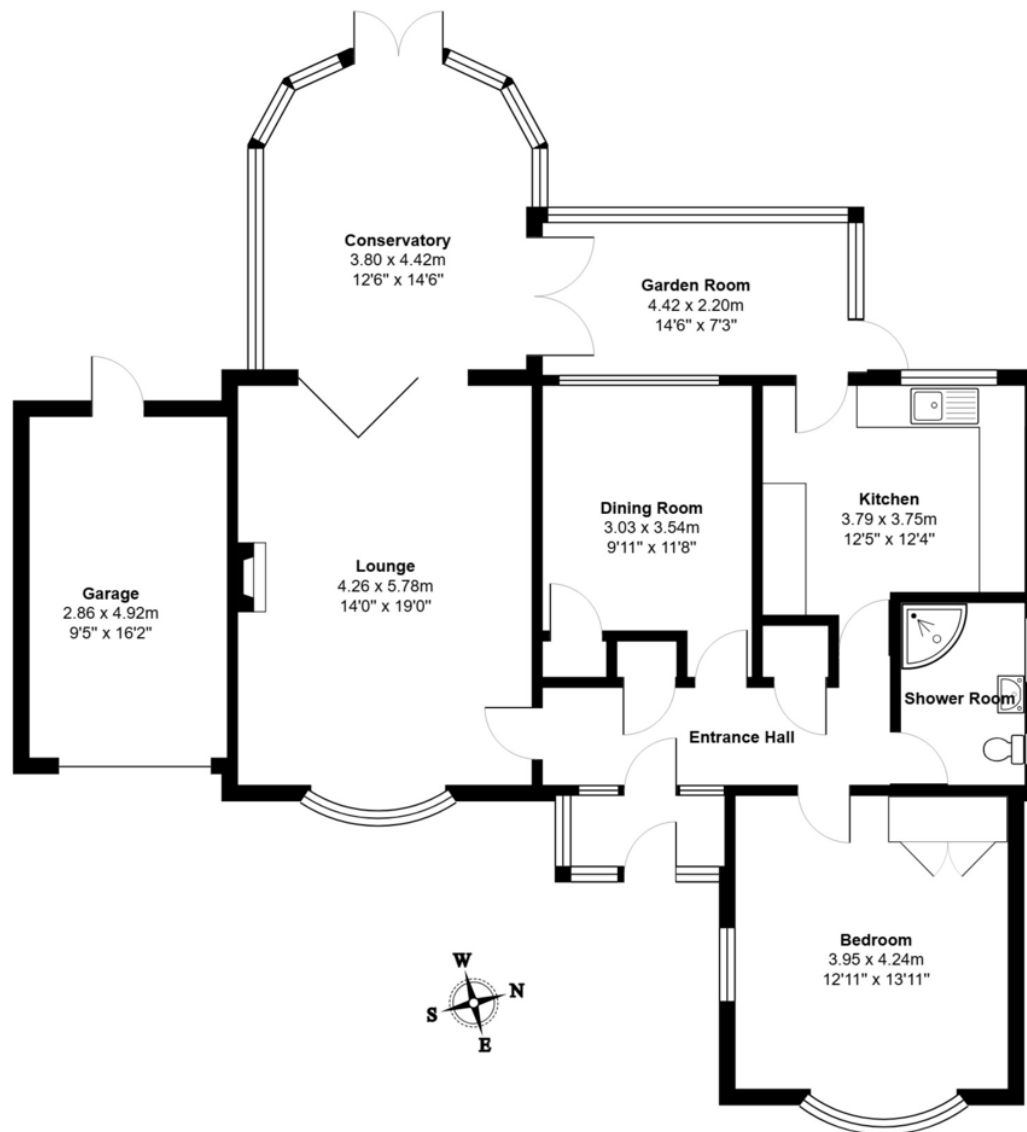
VIEWING

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

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Total Area: 129.9 m² ... 1398 ft²