



39 Old Kirton Road, Trimley St. Martin, Felixstowe, IP11 0QH

£325,000 FREEHOLD

**DIAMOND
MILLS**

Established 1908

A superbly presented three double bedroom end of terrace cottage with a stunning west facing rear garden, offered for sale with vacant possession, no onward chain.

Old Kirton Road is set within the heart of Trimley St Martin which has a range of local walks and amenities nearby. The property comprises an entrance porch which leads into the main living area with window to the front and a feature fireplace with inset log burner. This leads through to the second reception room, currently being used as a study with a window to the rear, stairs to the first floor. An opening lead through to the kitchen/dining room, fitted with a range of modern units, with windows to the front and rear and a door to the side. From the study a rear lobby has a door to the garden and further door to the cloakroom.

On the first floor are three good sized bedrooms and the spacious family bathroom with a modern white four-piece suite.

ENTRANCE PORCH

SITTING ROOM

11' 6" x 10' 11" (3.51m x 3.33m)

STUDY

11' 6" x 10' 1" (3.51m x 3.07m)

KITCHEN

14' 4" x 7' 9" (4.37m x 2.36m)

DINING ROOM

10' 3" x 7' 9" (3.12m x 2.36m)

REAR LOBBY

GROUND FLOOR WC

STAIRCASE FROM STUDY TO FIRST FLOOR.

BEDROOM ONE

11' 11" x 10' 11" (3.63m x 3.33m)

BEDROOM TWO

10' 11" x 8' 00" (3.33m x 2.44m)

BEDROOM THREE

9' 3" x 9' 0" (2.82m x 2.74m)

BATHROOM SUITE

10' 6" x 7' 9" (3.2m x 2.36m)

OUTSIDE

To the front of the property is a shingle driveway providing off road parking for one vehicle. Side access leads to the WEST facing rear garden which is enclosed by fencing with a patio to the immediate rear of the property. The remainder of the garden is mainly laid to lawn with a decked patio at the bottom of the garden.

AGENTS NOTE

We understand from the vendor that the neighbouring property has a right of access down the side of the rear garden to access a bin storage area. This has been fenced off from the main garden.

FURTHER INFORMATION

Council Tax Band - B

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - D.

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.

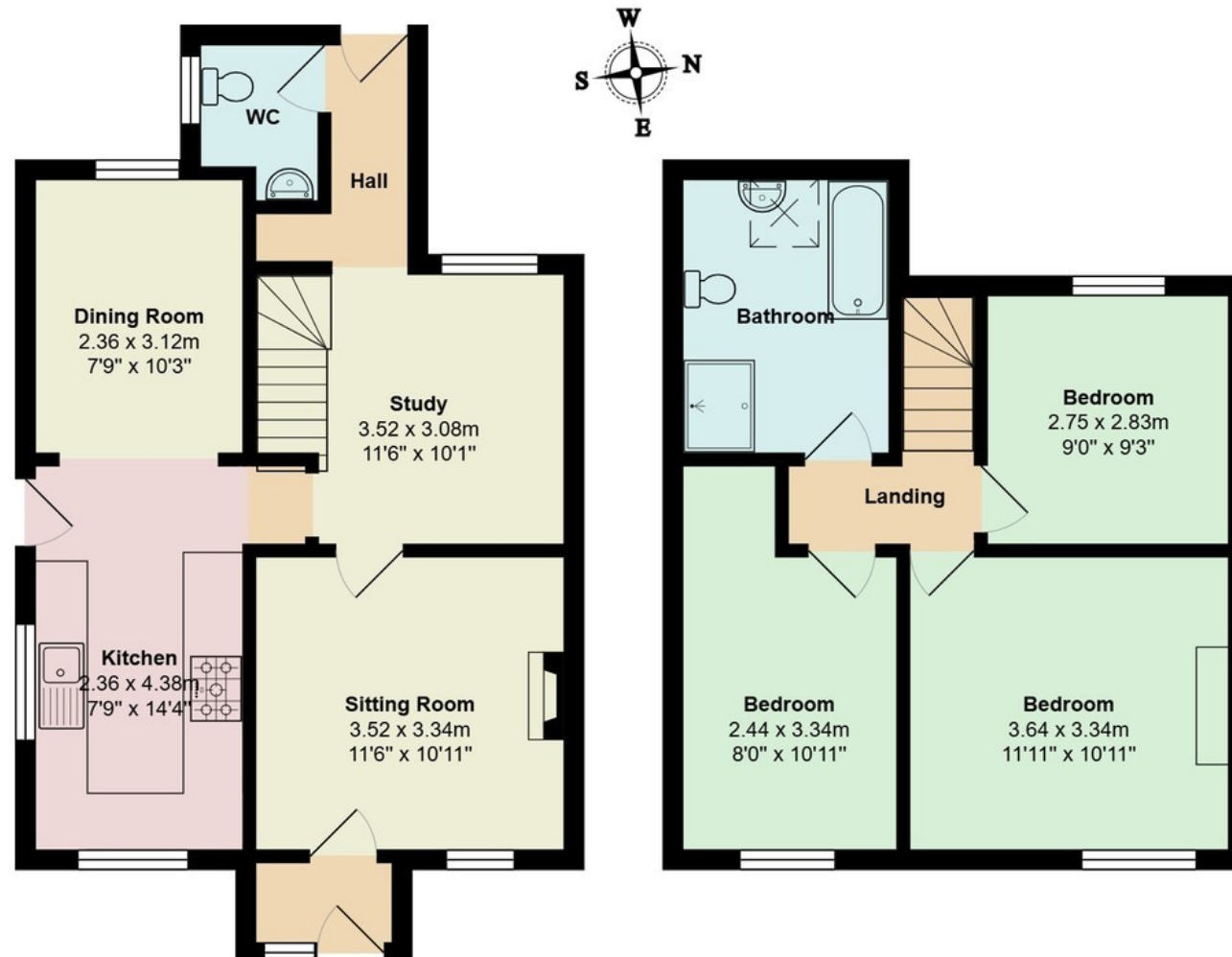
VACANT POSSESSION ON COMPLETION

VIEWING

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







Total Area: 92.1 m² ... 992 ft²

All measurements are approximate and for display purposes only