



**10 Earls Close, Felixstowe, Suffolk, IP11 9NY**

**£350,000 FREEHOLD**

**DIAMOND  
MILLS**

*Established 1908*

**Situated in Old Felixstowe, a stunning two-bedroom semi-detached bungalow having undergone various works of modernisation and improvement to present a fresh move-in ready blank canvas for the successful purchaser.**

#### **ENTRANCE LOBBY**

#### **ENTRANCE HALL**

#### **KITCHEN**

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

#### **SITTING ROOM**

18' 5" x 11' 11" (5.61m x 3.63m)

#### **CONSERVATORY**

11' 8" x 7' 5" (3.56m x 2.26m)

#### **BEDROOM ONE**

12' 4" x 10' 1" (3.76m x 3.07m)

#### **BEDROOM TWO**

11' 00" x 9' 00" (3.35m x 2.74m)

#### **SHOWER ROOM**

#### **OUTSIDE**

The front garden is open plan with newly laid turf, there is a flower/shrub border on the front boundary and a newly laid pathway bordering the bungalow. There is a concrete hardstanding driveway which leads to the garage and a shingle stone path leading to the front entrance.

The rear garden is fully enclosed by fencing and a block-built wall and west facing and has been laid with new turf and measures approximately 10.05m x 11.10m (33' x 36' 5"). There is a newly laid patio, rear access to the garage via a service door and an external water tap.

#### **ENERGY PERFORMANCE CERTIFICATE**

The current energy performance rating is D (58) with a potential rating of C (76) and the current energy performance certificate is valid until 26th August 2035.

#### **COUNCIL TAX BAND**

Band C.

#### **SERVICES**

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

Construction materials used: Brick and block.

Roof type: Concrete roof tiles.

Water source: Direct mains water.

Electricity source: National Grid.

Sewerage arrangements: Standard UK domestic.

Heating Supply: Central heating (gas).

Mobile signal/coverage: Good.

Flooded in the last 5 years: No.

Parking Availability: Yes.

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### **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.

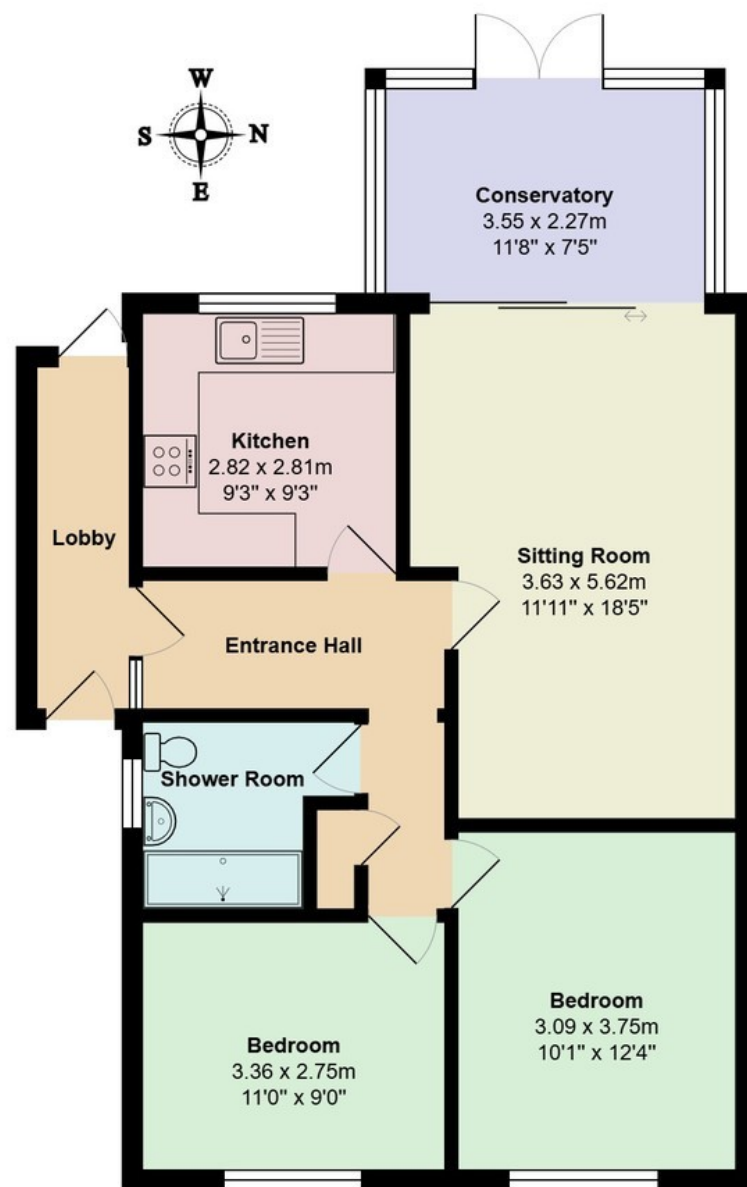
### **VACANT POSSESSION ON COMPLETION**

### **VIEWING**

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







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Total Area: 76.4 m<sup>2</sup> ... 822 ft<sup>2</sup>

All measurements are approximate and for display purposes only