



42 New Road, Trimley St. Mary, Felixstowe, IP11 0TF

£310,000 FREEHOLD

**DIAMOND
MILLS**
Established 1908

A detached two-bedroom bungalow which would benefit from some updating with off road parking and a private South facing rear garden. The bungalow is situated in a popular residential area within Trimley St. Mary about two miles from Felixstowe town centre.

PORCH

With door to hall.

HALL

The airing cupboard is in the hall housing the lagged copper hot water cylinder with fitted immersion heater. There is access to the loft void and there is a radiator in the hall.

LIVING ROOM (S INTO CONSERVATORY)

16' 9" x 12' 6" (5.11m x 3.81m) max. The focal point of the room is the gas fire which has a back boiler. There is a radiator in this room and there are sliding glazed doors into the Conservatory.

KITCHEN (E&S)

11' 6" x 9' (3.51m x 2.74m) Fitted with a range of wall and base units and an inset enamel sink unit with single drainer. There is an electric cooker point and plumbing for a washing machine in the kitchen. There is a useful pantry cupboard and a radiator in the kitchen too.

BEDROOM (N)

12' x 11' (3.66m x 3.35m) A double room with a radiator and window to front.

BEDROOM (N)

9' x 9' (2.74m x 2.74m) Another bedroom with radiator and window to front.

BATHROOM (E)

7' x 6' 3" (2.13m x 1.91m) Fitted with a three piece suite comprising Shower with electric shower unit, vanity unit with wash basin and low level WC. There is a towel rail/radiator in the bathroom.

CONSERVATORY

22' x 7' 9" (6.71m x 2.36m) Of double glazed and UPVC construction under a poly carbonate roof. The floor is tiled and there are glazed external doors.

OUTSIDE

The front garden is gravelled, and the drive leads in past the East of the bungalow providing off road parking.

Immediately to the South of the bungalow is an Indian Sandstone terrace which continues round to the East. Beyond the terrace is a very private South facing garden.

AGENTS NOTE:

The sale is subject to probate being granted.

ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is D(56) with a potential of C (78) which is valid until September 2035

COUNCIL TAX BAND

C

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.



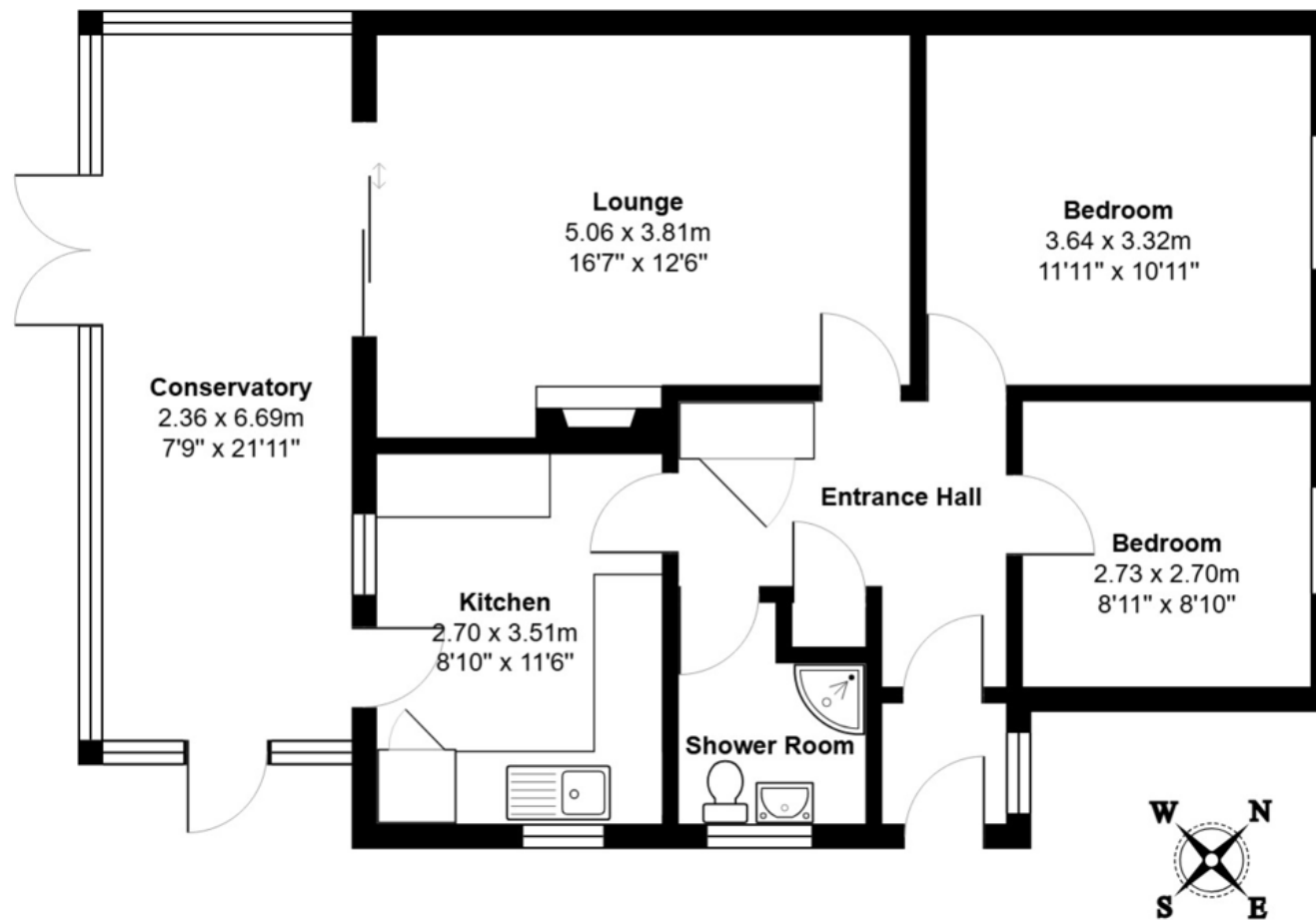


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Total Area: 79.9 m² ... 860 ft²