



**17 Thirlmere Court, Felixstowe, IP11 9SN**

**£270,000 FREEHOLD**

**DIAMOND  
MILLS**

*Established 1908*



**A detached two-bedroom bungalow with West facing rear garden, off road parking and a garage in a select close set in Old Felixstowe not far from the Sea Front and Promenade. In addition to the two bedrooms, there is a living room, garden room and wet room. The bungalow would benefit from some updating. No onward chain.**

#### **COVERED PORCH**

With entrance door to the hall.

#### **HALL**

There are fitted cupboards in the hall and a radiator.

#### **LIVING ROOM (E)**

18' 3" x 13' 9" (5.56m x 4.19m) The focal point of the room is an electric fire. There are two radiators in this room.

#### **KITCHEN (N)**

Fitted with a range of wall and base units with an inset stainless steel sink unit with single drainer. The appliances include a gas hob and a defective oven. The Vaillant balanced flue gas fired boiler in the kitchen and there is a half glazed external door.

#### **INNER HALL**

#### **WET ROOM (N)**

7' 6" x 5' 6" (2.29m x 1.68m) Fitted with a shower, vanity unit with inset wash basin, low level WC and heated towel rail/radiator. There is also an extractor fan.

#### **BEDROOM (W)**

15' x 10' 6" (4.57m x 3.2m) A double bedroom with a range of fitted bedroom furniture and a radiator.

#### **BEDROOM (W INTO CONSERVATORY)**

10' 6" x 8" (3.2m x 2.44m) There is a radiator in this room and this room has been used as a dining room in the past. Glazed doors lead into the garden room.

#### **GARDEN ROOM (W)**

11' 3" x 10' 9" (3.43m x 3.28m) Of double-glazed construction on a brick plinth under a solid roof. External door.

#### **OUTSIDE**

A pedestrian access leads to the front door though a gravelled front garden. A walkway leads passed the North of the bungalow to the terrace immediately to the West.

Vehicular access is via Cumberland Close which leads to a parking space outside the Garage. There is also a pedestrian gate off Cumberland Close into the rear garden. The rear garden is again gravelled for easy maintenance. There is an outside water tap.

#### **GARAGE**

17' x 12' 6" (5.18m x 3.81m) The garage has an automatic up and over door, power and light and a courtesy door.





### **ENERGY PERFORMANCE CERTIFICATE**

The current EPC rating is C (71) with a potential of B (84) 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**

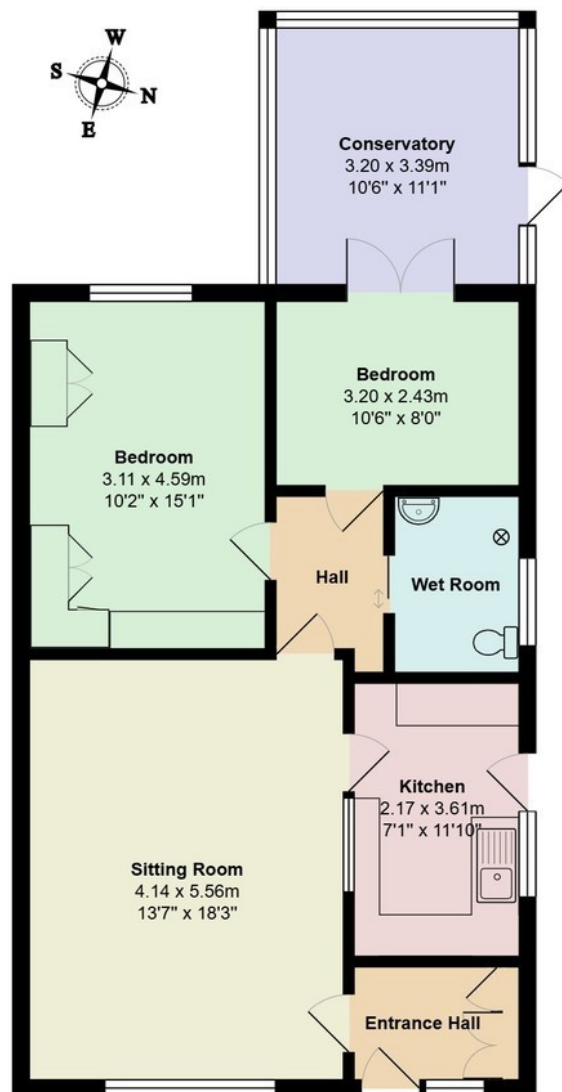
By prior appointment with the vendors agents -  
**DIAMOND MILLS & CO. (01394) 282281.**











Total Area: 78.3 m<sup>2</sup> ... 843 ft<sup>2</sup>

All measurements are approximate and for display purposes only