



**Creekmoor House Boat, Felixstowe Ferry, Felixstowe, IP11
9RZ**

£48,000 FREEHOLD

**DIAMOND
MILLS**
Established 1908

Rare Opportunity to Own a Historic Houseboat.

Creekmoor is believed to be one of the oldest houseboats moored at Felixstowe Ferry and offers a unique chance to own a piece of maritime history. Originally a historic rowing boat, it has been thoughtfully converted into a charming floating home with a prime position and far-reaching views along the river.

Measuring approximately 45 feet, this characterful houseboat offers the following accommodation:

Accessed via a Causeway

Spacious Decking Area with Exceptional River Views

Living Room

Galley with fitted wall and base units. Stainless steel sink unit and Heatrae Sadia water heater. Small fridge freezer. Two hob cooker and oven/grill. Stainless steel worktop.

Electric shower. Wash basin. WC (pumped).

Single Berth Sleeping Area

Mains Electricity (EoN metered)

Metered water

Parking space

Set in the peaceful and picturesque Felixstowe Ferry location, Creekmoor is ideal as a tranquil retreat or a unique full-time residence. A truly rare find in a sought-after riverside community.

INCLUDED IN SALE

Chair and Stool
Electric Fire
Wood Stove
Washing Machine
LCD TV
Broadband Router (wifi box)
Microwave
Toaster
Oven
Fridge/Freezer
Dehumidifier

YARD RENTAL FEE

£1040 plus water usage.

FORESHORE YEARLY FEE

£250

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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