



**56 Glenfield Avenue, Felixstowe, Suffolk, IP11 9JL**

**£320,000 CHAIN FREE BUNGALOW**

**DIAMOND  
MILLS**  
*Established 1908*

**Offered for sale with no onward chain, a two bedroom link detached bungalow off road parking, garage and a private low maintenance rear garden.**

**The accommodation in brief comprises; entrance hall, lounge diner, conservatory kitchen, two bedrooms and a shower room. Heating is supplied in the form of gas fired central heating to radiators and windows are of double-glazed construction.**

**Glenfield Avenue is a popular and established residential road located a short distance away from the Felixstowe town centre, railway station and The Grove medical centre.**

**ENTRANCE HALL ("L" SHAPED)**

Laminate flooring. Two built in cupboards. Doors off to:-

**BEDROOM 2**

10' 6" x 10' 3" (3.2m x 3.12m)

**BEDROOM 1**

12' 3" x 9' 00" (3.73m x 2.74m)

**SHOWER ROOM**

**KITCHEN**

10' 1" x 9' 00" (3.07m x 2.74m)

**SITTING ROOM**

17' 9" x 10' 6" (5.41m x 3.2m)

**CONSERVATORY**

10' 8" x 7' 3" (3.25m x 2.21m)

**GARAGE**

16' 1" x 8' 2" (4.9m x 2.49m)

**OUTSIDE**

To the front of the property there is a block paved driveway providing ample off-street parking adjacent to a shingle area. A pathway leads along the front of the bungalow to a pedestrian side gate leading to the rear garden.

The rear garden is fully enclosed by fencing and mainly laid to shingle. There is an external water tap fitted to the rear of the bungalow. A pedestrian gate on the rear boundary leads out onto a walkway towards Garrison Lane or Colneis Road with The Grove Medical Centre 500 yards away.

**COUNCIL TAX BAND**

Band D.

**ENERGY PERFORMANCE CERTIFICATE**

The current energy performance rating is D (64) with a potential rating of C (80) and the current energy performance certificate is valid until 20th October 2035.

**AGENTS NOTE**

This property has probate granted.

**COUNCIL TAX BAND**

Band '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**

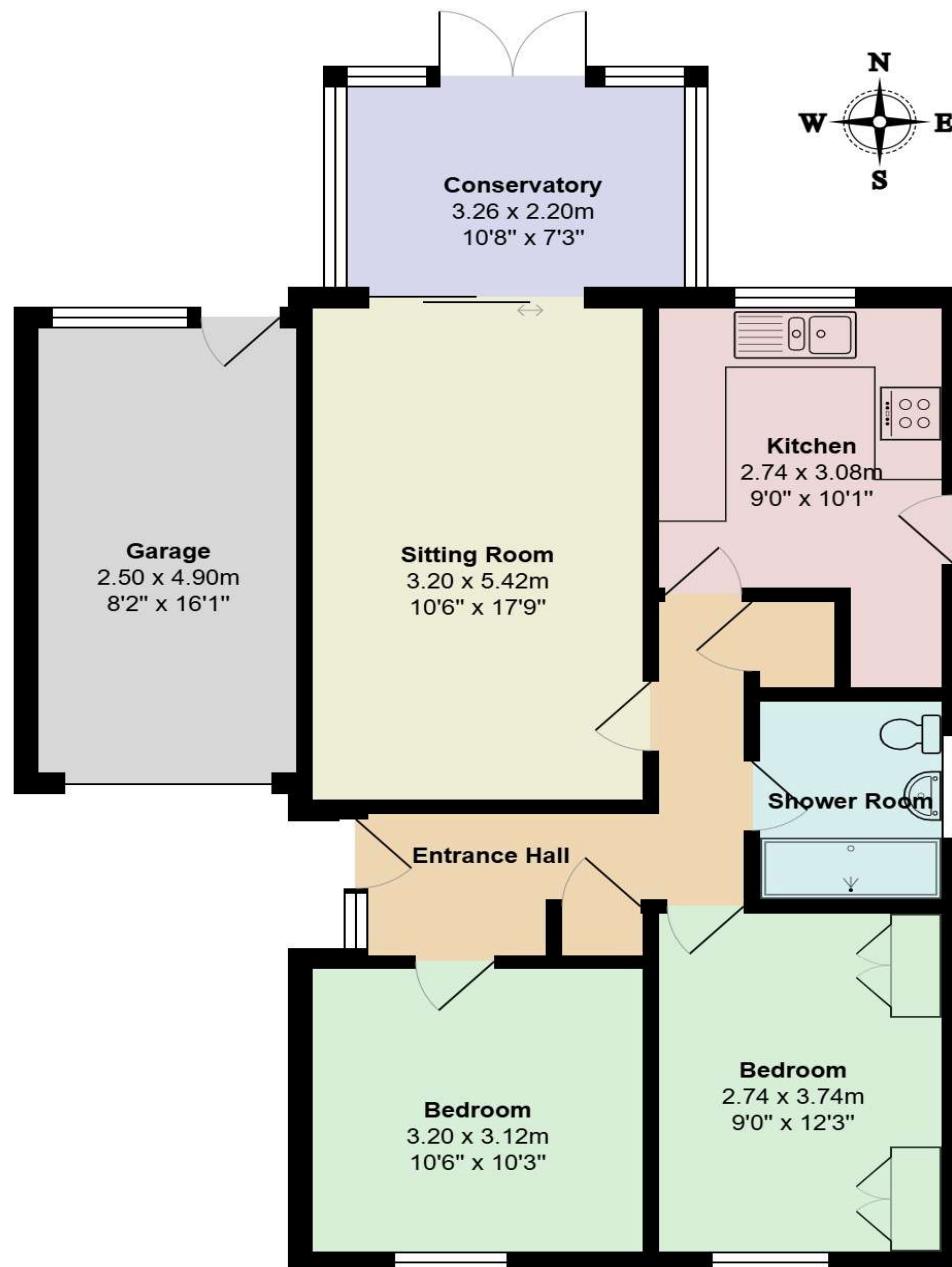
By prior appointment with the vendors agents -  
**DIAMOND MILLS & CO. (01394) 282281.**





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Total Area: 83.5 m<sup>2</sup> ... 899 ft<sup>2</sup>

All measurements are approximate and for display purposes only