



6 Reedland Way, Felixstowe, IP11 2FQ

£260,000 FREEHOLD

**DIAMOND
MILLS**
Established 1908

Offered for sale with no onward chain, a rarely available three-bedroom semidetached house with parking and a garage and boasting a south facing rear garden. An ideal first-time purchase or buy to let investment.

The property is situated in a residential "no through road" on the Oak Rise development with easy access to Morrison's Supermarket, Felixstowe Academy, Port & Dock complex and is under one and half miles from the main town centre shopping thoroughfare, promenade and sea front.

UPVC sealed unit double glazed entrance door opening to:-

ENTRANCE HALL

LOUNGE DINER

7.54m (24'9") x 3.71m (12'2") narrowing to 8'2".

KITCHEN

9' 3" x 7' 1" (2.82m x 2.16m)

FIRST FLOOR LANDING

BEDROOM 1

12' 2" x 9' 7" (3.71m x 2.92m)

BEDROOM 2

12' 2" x 8' 9" (3.71m x 2.67m)

BEDROOM 3

8' 10" x 6' 10" (2.69m x 2.08m)

FIRST FLOOR BATHROOM

OUTSIDE

To the front of the property is a driveway providing off road parking which leads to the single garage. Open plan front garden with small lawn and slate borders and a concrete path leads to the front entrance.

The rear garden offers a wonderful south facing aspect and consists of a patio area, mainly laid to lawn with trees at the rear boundary and fencing to all boundaries. There is also a pedestrian gate that leads out to the rear of the garage. There is an external water tap fitted to the rear external wall of the property.

COUNCIL TAX BAND

Band 'B'.

ENERGY PERFORMANCE CERTIFICATE

The current energy performance rating is D (60) with a potential rating of B (87) and the current energy performance certificate is valid until 24th October 2034.

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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1ST FLOOR
APPROX. FLOOR
AREA 368 SQ.FT.
(34.2 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 368 SQ.FT.
(34.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 737 SQ.FT. (68.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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