



28 Ferry Road, Felixstowe, IP11 9LY

£395,000 FREEHOLD

**DIAMOND
MILLS**
Established 1908

An established two bedroom detached bungalow in one of the most sought after residential areas of Old Felixstowe. The bungalow stands in well maintained gardens; there is a conservatory/garden room and a garage together with off road parking. The property is being sold with no onward chain.

ENTRANCE PORCH

9' 3" x 8' 6" (2.82m x 2.59m) Average A half glazed porch with a radiator.

HALL

The cloaks cupboard and the airing cupboard housing the pre-lagged copper hot water cylinder and fitted immersion heater are in the hall. Radiator.

BEDROOM (S&W)

15' x 10' (4.57m x 3.05m) A lovely light double bedroom with a radiator.

BEDROOM (N)

10' 6" x 10' (3.2m x 3.05m) Another double bedroom with a radiator.

SEPERATE WC (N)

5' x 2' 9" (1.52m x 0.84m) Fitted with a two piece suite comprising low level WC and wash basin. Radiator.

BATHROOM (N)

7' 6" x 5' 9" (2.29m x 1.75m) + door recess. Fitted with a three-piece suite comprising panel bath, shower and vanity unit with wash basin. Towel rail / radiator.

KITCHEN (E)

12' 6" x 10' 9" (3.81m x 3.28m) Fitted with a range of wall and base units and an inset stainless steel sink unit with single drainer. The appliances include a gas hob, Hotpoint double oven and tumble dryer. Recess for fridge/freezer. Door to garden.

SIDE LOBBY

With half glazed external doors and door to the utility room.

UTILITY (N)

3' 6" x 2' 6" (1.07m x 0.76m) The Bosch washing machine is in the utility room and the Glow Worm gas fired boiler.

CONSERVATORY (E&S)

16' x 11' (4.88m x 3.35m) There is a radiator in this conservatory/garden room and an external door to the garden.

LIVING ROOM (S&W INTO PORCH)

16' x 11' (4.88m x 3.35m) The focal point of the room is an electric fire set into the fireplace. There is a radiator in the living room and a door to the hall.

OUTSIDE

The front garden is laid to lawn set inside a low brick wall to the road side. There is a pedestrian gate to the garden. The drive leads past the South of the bungalow to the garage.

GARAGE

18' x 9' (5.49m x 2.74m) Of sectional concrete construction under a corrugated roof.

THE REAR GARDEN.

The well-maintained gardens are a particularly attractive feature of this property. The enclosed rear garden is laid to lawn with borders either side. There is a pentagonal summer house and a timber and felt shed in the rear garden. There is also access past the north of the bungalow to the front.

ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is D (65) with a potential of B (82) which is valid until December 2035

COUNCIL TAX 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

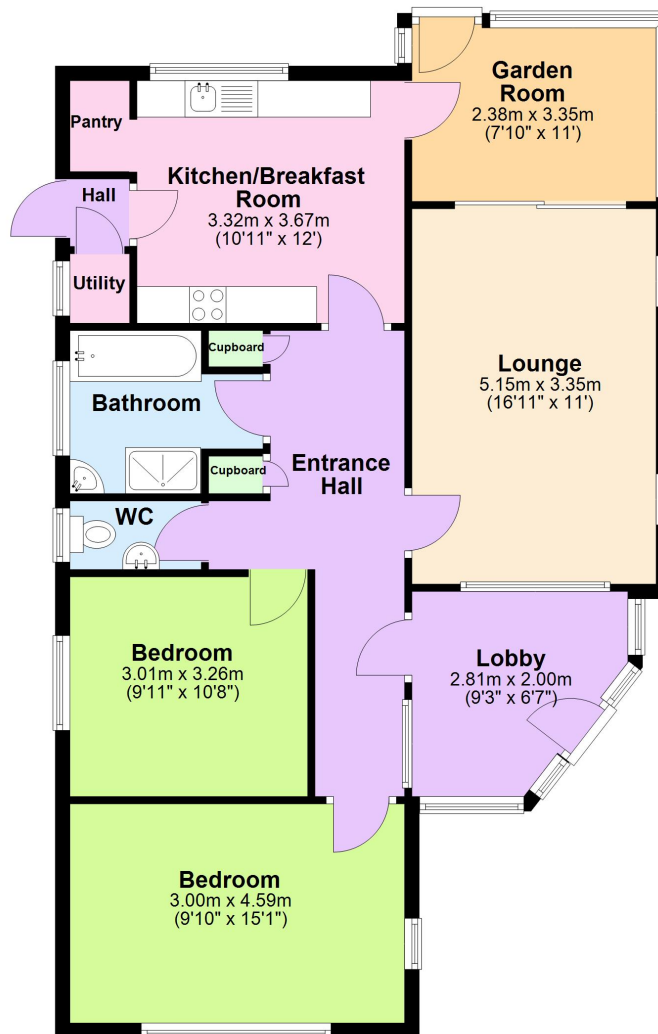
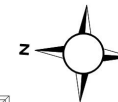
By prior appointment with the vendors agents -
DIAMOND MILLS & CO. (01394) 282281.





Ground Floor

Approx. 93.0 sq. metres (1001.3 sq. feet)



Total area: approx. 93.0 sq. metres (1001.3 sq. feet)