



25 Falcon Street, Felixstowe, Suffolk, IP11 9DR

£400,000 FREEHOLD

**DIAMOND
MILLS**
Established 1908

A rare opportunity to purchase a two-bedroom detached house with a separate, self-contained annexe, offered for sale with no onward chain.

The accommodation briefly consists of an entrance hallway, living room with square bay window, kitchen, dining room, bathroom and two first floor double bedrooms, one with an en-suite WC.

To the rear of the property is an impressive studio annexe having been converted by the current owners to offer a simple open plan living eating and sleeping space comprising a kitchenette area, a shower room and access to a loft space, all fully compliant with planning and building regulations. The annexe has also been popular as a holiday let in recent times and a useful source of income.

The property is ideally situated within close proximity of Walton High Street which boasts a variety of shops and is on the main Felixstowe to Ipswich bus route.

ENTRANCE PORCH

ENTRANCE HALLWAY

9' 2" x 5' 4" (2.79m x 1.63m)

LIVING ROOM

19' 11" x 12' 11" (6.07m x 3.94m)

KITCHEN

8' 11" x 8' 11" (2.72m x 2.72m)

BATHROOM

8' 11" x 5' 1" (2.72m x 1.55m)

DINING ROOM / POTENTIAL BEDROOM

12' 2" x 12' 2" (3.71m x 3.71m)

CONSERVATORY

10' 9" x 6' 8" (3.28m x 2.03m)

FIRST FLOOR LANDING

6' 7" x 3' 1" (2.01m x 0.94m)

PRIMARY BEDROOM

12' 7" x 12' 00" (3.84m x 3.66m)

SECOND BEDROOM

14' 6" x 10' 7" (4.42m x 3.23m)

OUTSIDE

Low maintenance front garden with patio area and further shingle area, dwarf brick wall to the front boundary, a driveway on the south side of the house provides access to the annexe and parking for several vehicles.

The rear garden is east facing and fully enclosed by fencing offering a patio area and a lawn. A pedestrian gate leads out to the driveway and annexe.

ANNEXE

27' 10" x 21' 5" (8.48m x 6.53m) An impressive open plan living, eating and sleeping area with a shower room and fully compliant with building regulations and planning. Ideal accommodation for multi generational living, visiting family or an opportunity to generate an income through short term / holiday letting.

COUNCIL TAX BAND

Band "C".

ENERGY PERFORMANCE CERTIFICATE

The current energy performance rating is E (50) with a potential rating of B (84) and the current energy performance certificate is valid until 4th November 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

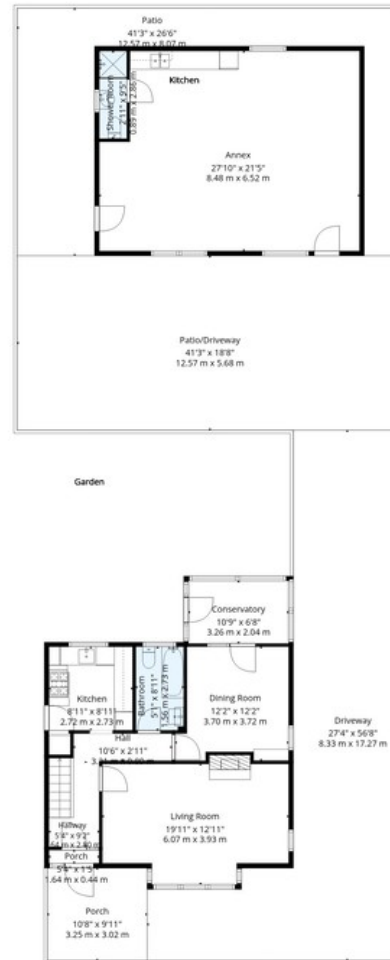
By prior appointment with the vendors agents -
DIAMOND MILLS & CO. (01394) 282281.







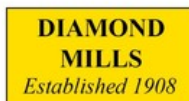




1st Floor



2nd Floor



TOTAL: 1647 sq. ft, 153 m2
 1st floor: 1276 sq. ft, 119 m2, 2nd floor: 371 sq. ft, 34 m2
 EXCLUDED AREAS: PORCH: 115 sq. ft, 11 m2, PATIO: 446 sq. ft, 41 m2, DRIVEWAY: 795 sq. ft, 74 m2,
 PATIO/DRIVEWAY: 769 sq. ft, 71 m2, WALLS: 151 sq. ft, 14 m2

Floor Plan Created by Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.