



26 Dellwood Avenue, Felixstowe, IP11 9HP

£500,000 FREEHOLD

**DIAMOND
MILLS**

Established 1908

Situated in a highly sought after residential location of Felixstowe, a rare opportunity to purchase this three-bedroom detached bungalow in need of updating and modernisation featuring a south facing rear garden. A driveway provides off road parking and leads down the west side of the property to a single garage.

ENTRANCE PORCH

ENTRANCE HALL

LOUNGE / DINING ROOM

19' 8" x 14' 9" (5.99m x 4.5m)

BEDROOM ONE

14' 0" x 10' 2" (4.27m x 3.1m)

KITCHEN DINER

13' 11" x 12' 2" (4.24m x 3.71m)

BEDROOM THREE / STUDY

9' 11" x 6' 11" (3.02m x 2.11m)

BATHROOM

White suite comprising low level WC, pedestal wash hand basin, bath with shower over.

BEDROOM TWO

10' 7" x 9' 11" (3.23m x 3.02m)

SITTING ROOM / POTENTIAL BEDROOM

18' 3" x 13' 00" (5.56m x 3.96m)

SHOWER ROOM

Avocado suite consisting of a low-level WC, pedestal wash hand basin and a shower cubicle.

OUTSIDE

The front garden is mainly laid to lawn with a low-level brick wall to the front boundary with a collection of shrubs to the east boundary and triangular shrub border to front.

There is a concrete pathway leading to the front entrance and a concrete driveway leads to the single garage and side door leading into the bungalow.

The rear garden is predominantly south facing and is mainly laid to lawn with a patio area adjoining the bungalow. The rear garden is also well stocked with shrubs and trees and offers a good degree of privacy.

SINGLE GARAGE

18' 3" x 8' 5" (5.56m x 2.57m) Up and over door to front. Service door to rear.

COUNCIL TAX BAND

Band "D".

ENERGY PERFORMANCE CERTIFICATE

The current energy performance rating is E (49) with a potential rating of B (83) and the current energy performance certificate is valid until 4th May 2036.

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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