



30 Butley Road, Felixstowe, Suffolk, IP11 2NY

£235,000 FREEHOLD

**DIAMOND
MILLS**

Established 1908

Offered for sale with no onward chain, an ex-local authority mid terraced house, a seemingly ideal first time or investment purchase. The property boasts three double bedrooms.

THE ACCOMMODATION

ENTRANCE HALL

10' 11" x 5' 11" (3.33m x 1.8m)

LIVING ROOM

13' 8" x 10' 11" (4.17m x 3.33m)

KITCHEN

11' 2" x 8' 2" (3.4m x 2.49m)

DINING AREA

10' 11" x 8' 5" (3.33m x 2.57m)

SUN ROOM

12' 3" x 8' 4" (3.73m x 2.54m)

WC

5' 1" x 2' 5" (1.55m x 0.74m)

BACK ENTRY

5' 8" x 2' 5" (1.73m x 0.74m)

SIDE PASSAGE

24' 8" x 6' 4" (7.52m x 1.93m)

LANDING

10' 6" x 5' 11" (3.2m x 1.8m)

BEDROOM ONE

15' 1" x 13' 8" (4.6m x 4.17m)

BEDROOM TWO

13' 8" x 9' 4" (4.17m x 2.84m)

BATHROOM

7' 10" x 5' 5" (2.39m x 1.65m)

BEDROOM THREE

9' 10" x 8' 7" (3m x 2.62m)

OUTSIDE

Front Garden

The property is approached via a neatly maintained front garden, with a paved driveway providing off-road parking for one vehicle. A well-kept planted border with mature shrubs adds kerb appeal, while a pathway leads to the front entrance.

Rear Garden

To the rear is a generous, enclosed west-facing garden, enjoying plenty of afternoon and evening sunshine. The garden features a paved patio, ideal for outdoor seating and entertaining, with a lawn beyond bordered by mature trees, shrubs and established planting, creating a good degree of privacy. A greenhouse and additional hardstanding provide excellent space for gardening enthusiasts, while the enclosed boundaries make the garden ideal for families and pets.

COUNCIL TAX BAND

Band B.

ENERGY PERFORMANCE CERTIFICATE

The current energy performance rating is D (58) with a potential rating of B (85). The current energy performance certificate is valid until 3rd August 2031.

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.

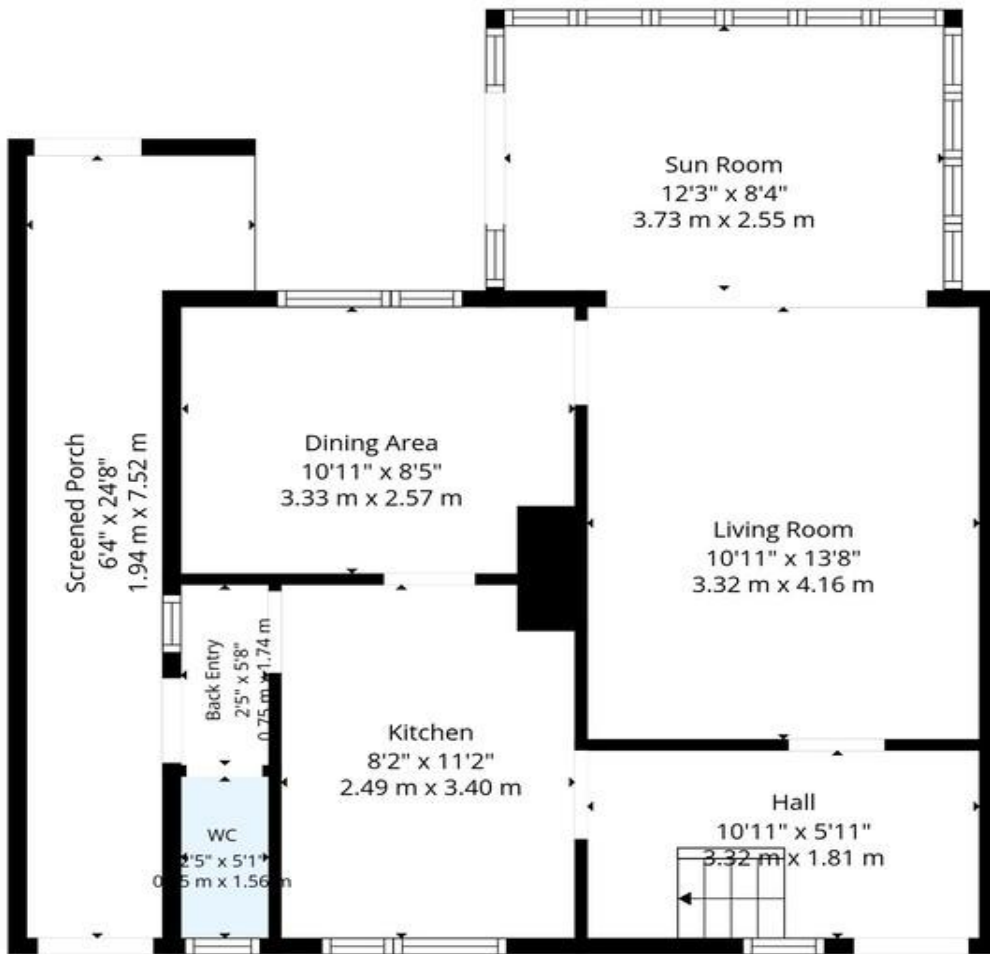
VACANT POSSESSION ON COMPLETION

VIEWING

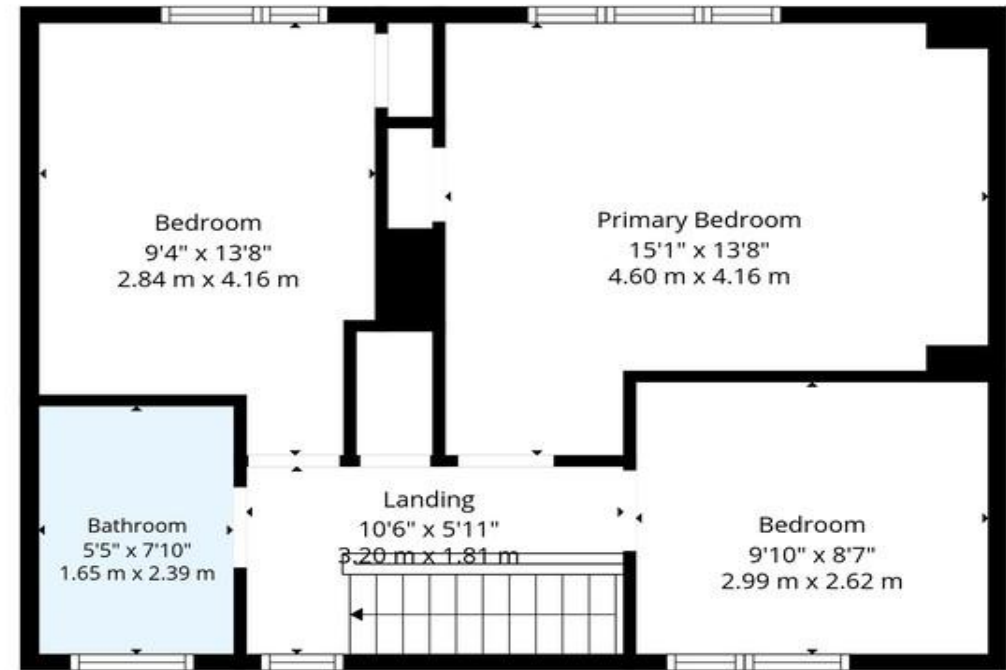
By prior appointment with the vendors agents -
DIAMOND MILLS & CO. (01394) 282281.







1st Floor



2nd Floor

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TOTAL: 1070 sq. ft, 100 m2
 1st floor: 544 sq. ft, 51 m2, 2nd floor: 526 sq. ft, 49 m2
 EXCLUDED AREAS: SCREENED PORCH: 105 sq. ft, 10 m2, WALLS: 122 sq. ft, 10 m2

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