65 Ranelagh Road, Felixstowe, Suffolk, IP11 7HA

£375,000 FREEHOLD

DIAMOND MILLS
Established 1908

Ideally located for access to the beach and town centre, a rare opportunity to purchase a sympathetically renovated Victorian town house set over three floors having been finished to a high standard, offered for sale with vacant possession, no onward chain. The property also benefits from a west facing courtyard garden, block paved driveway and EV car charging point.

TO THE FRONT OF THE PROPERTY
To the front of the property there is a block paved driveway providing one off street parking space which is adjacent to a traditional square tile pathway leading to the front entrance and there is an EV car charging point connect to the front of the house.

FRONT ENTRANCE
Brand new composite green door with frosted glass and letterbox opening to:-

ENTRANCE HALLWAY
LVT flooring. Radiator. Built in under stairs cupboard. Bespoke utility area with space and plumbing for washing machine and tumble dryer. Staircase to first floor. Doors off to:-

LOUNGE
13' 1" x 11' 11" (3.99m x 3.63m) LVT flooring. Radiator. Fireplace (not in use) with wooden mantlepiece and tiled hearth. Sash double glazed window to front aspect.

DINING ROOM
12' 1" x 11' 6" (3.68m x 3.51m) LVT flooring. Radiator. Traditional cast iron fireplace with surround and tiled hearth (not in use). Door to courtyard garden.

GROUND FLOOR WC
LVT flooring. Contemporary suite with low level WC, vanity wash hand basin with mixer tap. Brand new wall mounted BAXI gas fired boiler. Extractor fan.

KITCHEN
14' 11" x 7' 10" (4.55m x 2.39m) LVT flooring. A stunning brand-new grey gloss fitted kitchen consisting of eye and base level units providing a range of cupboards and drawers and equipped with various integrated appliances to include a fridge freezer, dishwasher, under counter BOSCH single oven with a four-ring induction hob above and extractor hood over. Black sink with drainer and hot and cold-water tap. Laminate worktops and upstands and a breakfast bar looking out onto the rear courtyard garden. Radiator. Window to side aspect and window to rear aspect. Door to rear courtyard garden.

FIRST FLOOR LANDING
Fitted carpet with bars on the stairs and fitted carpet on the landing area. Doors off to:-

MAIN BEDROOM
16' 11" x 11' 11" (5.16m x 3.63m) Fitted carpet. Radiator. Two sash style windows to front aspect.

BEDROOM TWO
12' 1" x 11' 6" (3.68m x 3.51m) Fitted carpet. Radiator. Window to rear aspect.

BATHROOM SUITE
A contemporary suite comprising twin vanity wash hand basins with hot and cold-water taps. Additional corner cupboard. Traditional heated towel radiator. Walk in shower. Low level WC. Roll top style bath. Window to rear aspect with frosted glass. Extractor fan.

DOOR TO STAIRCASE TO SECOND FLOOR

SECOND FLOOR BEDROOM
15' 6" x 13' 3" (4.72m x 4.04m) Fitted carpet. Radiator. Accessible eaves storage. Door and matching side window opening to a balcony with rooftop views. A low bearing and narrow passage leads to:-

STORE ROOM
10' 10" x 7' 10" (3.3m x 2.39m) Windows to rear and side aspects.

OUTSIDE
To the rear of the property is a low maintenance west facing courtyard garden which is fully enclosed by fencing and has been laid with Indian Sandstone paving and there is pedestrian rear access which leads out onto Cobbold road. The garden will be a sun trap in the afternoons and evenings. There are raised beds to the back of the garden making an ideal spot for plants and flowers. External water tap.

COUNCIL TAX BAND
Band "C".

ENERGY PERFORMANCE CERTIFICATE
The current energy performance rating is C (69) with a potential rating of B (81) and the current energy performance certificate is valid until 9th February 2036.

IMPORTANT NOTE
In accordance with the Estate Agents act 1979, we must declare, the Vendor of this property is a member of staff at Diamond Mills & Co.

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.

117 Hamilton Road, Felixstowe, Suffolk IP11 7BL Tel: (01394) 282281

www.diamondmills.co.uk E-mail: sales@diamondmills.co.uk

Total Area: 142.0 m² ... 1529 ft²