



**26 Graham Road, Felixstowe, Suffolk, IP11 9BL**

**£250,000 FREEHOLD**

**DIAMOND**

**MILLS**

*Established 1908*

**A beautifully maintained three-bedroom end-of-terrace home featuring a mature rear garden, off-street parking, and a versatile workshop.**

**ENTRANCE PORCH**

**ENTRANCE HALL**

**LOUNGE**

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

**KITCHEN DINER**

16' 5" x 12' 2" (5m x 3.71m)

**UTILITY ROOM (SEPARATE FROM HOUSE IN BRICK BUILT ROOM)**

**FIRST FLOOR ACCOMMODATION**

**FIRST FLOOR LANDING**

**BEDROOM ONE**

12' 2" x 11' 1" (3.71m x 3.38m)

**BEDROOM TWO**

10' 11" x 10' 2" (3.33m x 3.1m)

**SHOWER ROOM**

**BEDROOM THREE**

7' 4" x 5' 10" (2.24m x 1.78m)

**UTILITY ROOM (SEPARATE TO THE MAIN HOUSE)**

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MILLS**  
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**OUTSIDE**

To the front of the property is a gravelled driveway providing off road parking for one vehicle and there is a shared driveway down the left hand (west) side of the house which provides vehicular access to the workshop at the back of the rear garden.

There is also a handy utility building just outside the back door.

The rear garden is well established and of a generous size with fencing to boundaries with a parcel of lawn in the centre and a well-stocked with wildflowers and seating area. There is a vehicle right to the side of the property which gives access to the rear garden and is exclusive to 26 Graham Road and the neighbouring property. At the end of the garden is a brick-built workshop with timber cladding with a slate pitched roof.

**COUNCIL TAX BAND**

Band B.

**ENERGY PERFORMANCE CERTIFICATE**

The current energy performance rating is D (65) with a potential rating of B (83) and the current energy performance certificate is valid until 30th July 2035.

**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.**



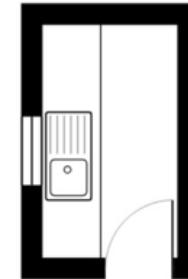
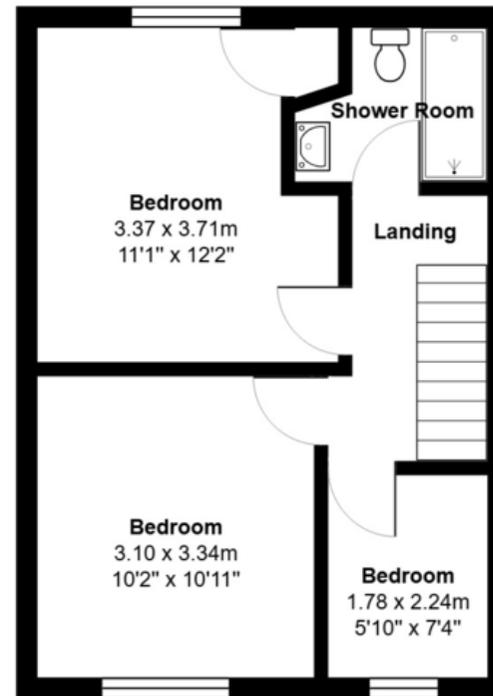
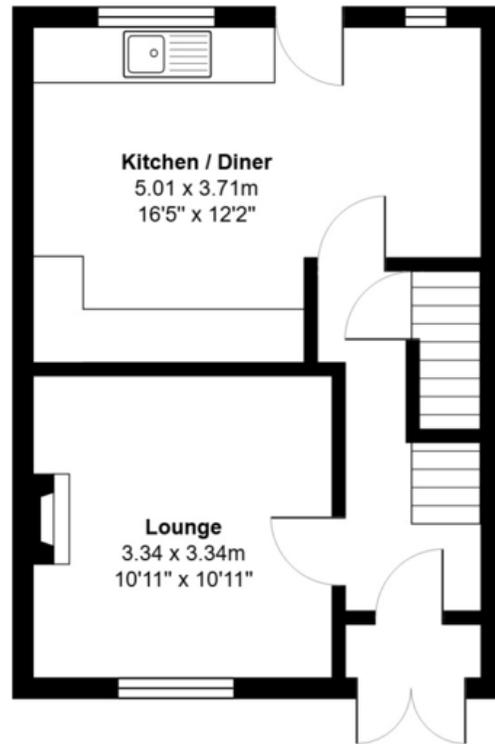


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Total Area: 76.3 m<sup>2</sup> ... 822 ft<sup>2</sup>