



10 Princes Gardens, Felixstowe, IP11 7RH

£375,000 FREEHOLD

**DIAMOND
MILLS**
Established 1908

An established family home in one of the most popular residential areas close to the Town Centre. The accommodation includes four bedrooms, a dressing room/nursery, two reception rooms, kitchen/breakfast room, cloakroom and a bathroom. There is off road parking, a garage and enclosed rear gardens. For sale with no onward chain.

HALL

17' x 6' (5.18m x 1.83m) The stairs rise to the first floor from the hall and there is a radiator.

DINING ROOM (W)

12' x 12' (3.66m x 3.66m) This room has a bay window to the front, a corner fireplace and a radiator.

SITTING ROOM (E&W)

16' x 12' (4.88m x 3.66m) The focal point of this room is a fireplace (closed). There is a radiator in this room and glazed external doors to the terrace.

KITCHEN/BREAKFAST ROOM (N&E)

18' x 12' (5.49m x 3.66m) Max. Fitted with a range of wall and base units and an inset stainless steel sink unit with double drainer. The appliances include a Hotpoint hob with filter hood, double oven and an Indesit Dish washer. There is plumbing for a washing machine and a cupboard housing the balance flue gas fired boiler. Glazed external doors.

LANDING (E&W)

There is access to the loft void from the landing, a cupboard houses the hot water cylinder with fitted immersion heater and the consumer unit is on the landing too.

BATHROOM (E)

6' x 5' 9" (1.83m x 1.75m) Fitted with a three piece suite comprising panel bath with electric shower over, pedestal wash basin and low level WC. There is a radiator in the bathroom.

BEDROOM (E)

9' 6" x 8' (2.9m x 2.44m) There is a vanity unit with wash basin in this room and a radiator.

BEDROOM (N)

8' 9" x 8' 7" (2.67m x 2.62m) With fitted cupboards and a radiator.

BEDROOM (N)

12' x 12' (3.66m x 3.66m) With bay window, vanity unit with wash basin and radiator.

BEDROOM (E&W)

16' x 12' (4.88m x 3.66m) Another room with a vanity unit with wash basin and a radiator. A door leads from this bedroom into the dressing room/nursery.

DRESSING ROOM/NURSERY (E&W)

15' 9" x 7' (4.8m x 2.13m) A usefull additional room which could also be used as a home office. There is a radiator in this room.

OUTSIDE THE FRONT

There is off road parking and a small front garden.

GARAGE

14' 3" x 7' (4.34m x 2.13m) There is a small extension on the rear of the garage.

THE REAR GARDEN

There is access past the North of the house to the rear garden. Beyond a terrace and an area of lawn extends away with shrubberies too. Outhouses include a summer house and a shed. There is also a sun pit/sunken garden.

ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is D (62) with a potential of B (81) which is valid until April 2036

COUNCIL TAX BAND

E

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

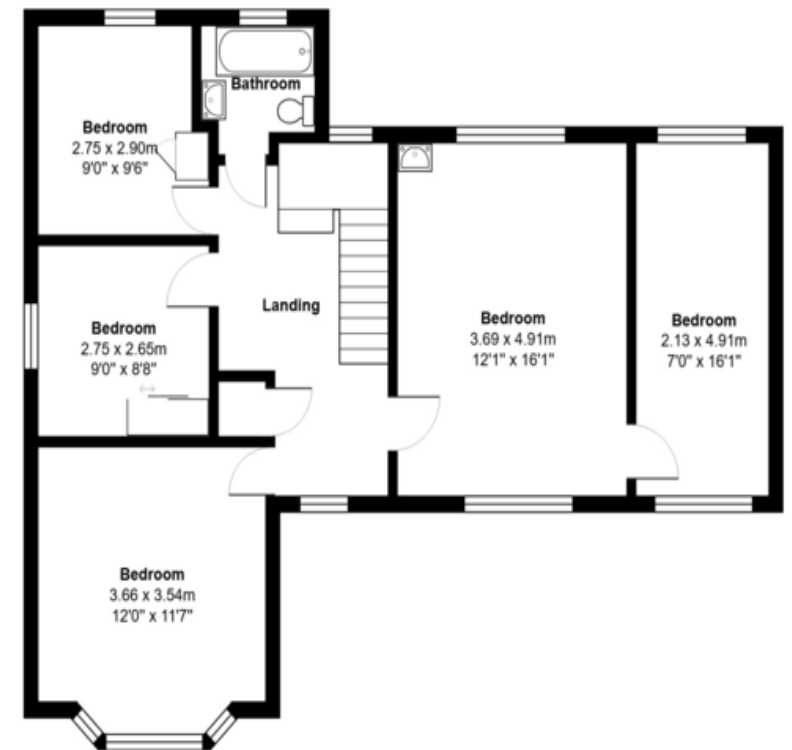
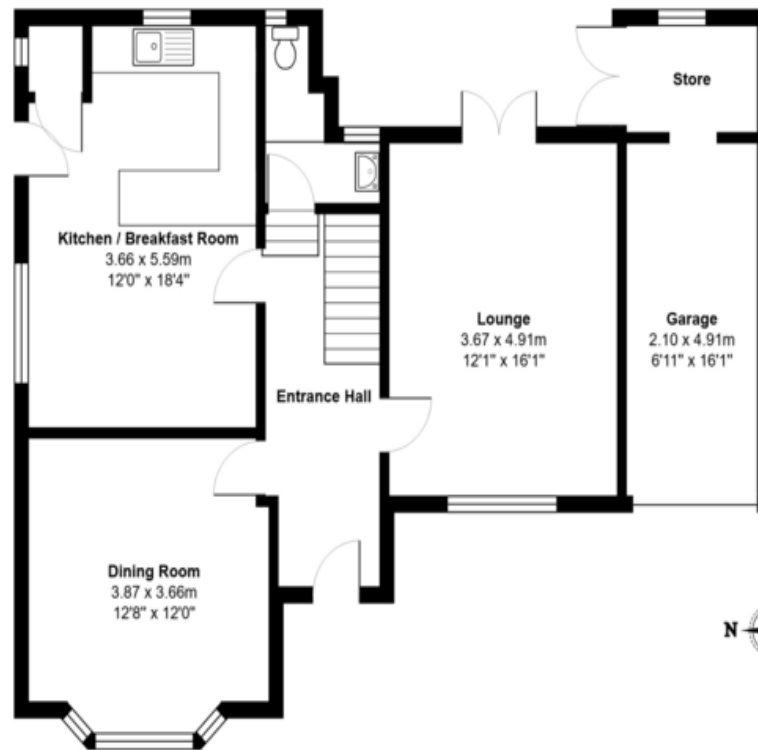
VIEWING

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









Total Area: 159.4 m² ... 1716 ft²