



13 Orford Road, Felixstowe, Suffolk, IP11 2DZ

£250,000 FREEHOLD

**DIAMOND
MILLS**
Established 1908

An outstanding opportunity to acquire this immaculate two-bedroom terraced home, superbly positioned just 250 yards from the promenade and beach. The property has been thoughtfully extended to create generous and well-balanced living accommodation, including a useful ground floor utility area and WC. Internally, the home boasts a modern, recently updated kitchen and a stylish first-floor bathroom featuring both a bath and a separate shower. Externally, a low-maintenance rear garden completes the offering, making this an ideal coastal residence, first-time purchase, or investment opportunity.

Key Features:

Two double bedrooms

Spacious living room

Recently updated kitchen

Ground floor WC

Modern family bathroom with bath and separate shower

Ground floor utility area

Low-maintenance rear garden

Ideal first-time buy or investment purchase

Located close to the promenade and beach

Car park close by with yearly passes available

ENTRANCE PORCH

2' 9" x 2' 1" (0.84m x 0.64m)

ENTRANCE HALL

12' 2" x 2' 9" (3.71m x 0.84m)

FURTHER ENTRANCE HALL

9' 3" x 7' 8" (2.82m x 2.34m)

LIVING ROOM

14' 11" x 11' 10" (4.55m x 3.61m)

KITCHEN

10' 00" x 9' 3" (3.05m x 2.82m)

INNER HALL

9' 6" x 4' 7" (2.9m x 1.4m)

GROUND FLOOR WC

4' 4" x 3' 1" (1.32m x 0.94m)

GROUND FLOOR UTILITY

10' 00" x 8' 11" (3.05m x 2.72m)

FIRST FLOOR LANDING

9' 1" x 8' 4" (2.77m x 2.54m)

PRIMARY BEDROOM

11' 10" x 11' 4" (3.61m x 3.45m)

FIRST FLOOR BATHROOM

11' 10" x 5' 9" (3.61m x 1.75m)

SECOND BEDROOM

11' 8" x 9' 1" (3.56m x 2.77m)

OUTSIDE

To the front of the property is an enclosed front garden with a brick wall to the front boundary and pedestrian gate opening onto a concrete path that leads to the front entrance.

The rear garden is fully enclosed with fencing to boundaries and landscaped for low maintenance with an Indian sandstone paving and partly laid with artificial grass. The garden shed is included and there is pedestrian rear access via a single gate.

COUNCIL TAX BAND

Band "A".

ENERGY PERFORMANCE CERTIFICATE

The current energy performance rating is 'X' with a potential rating of 'X' and the current energy performance certificate is valid until 'X'.

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

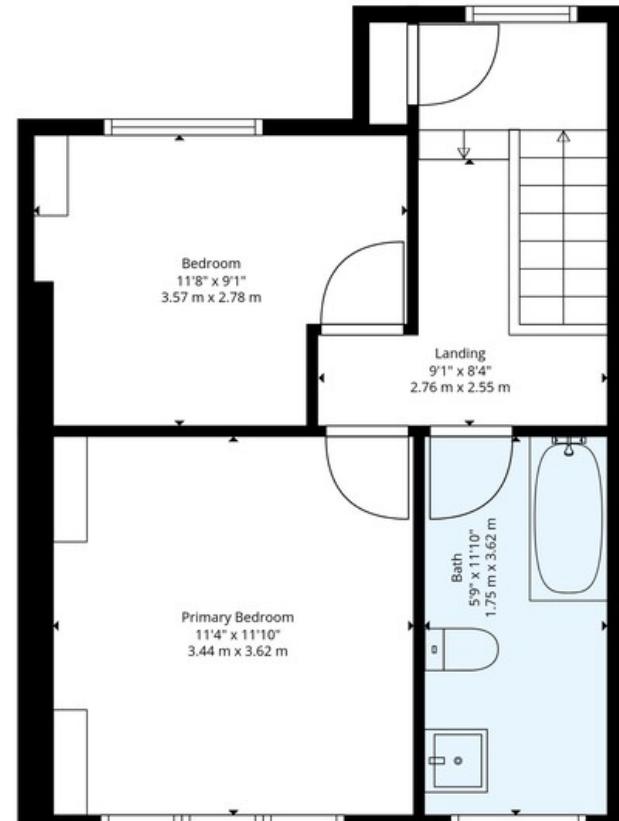
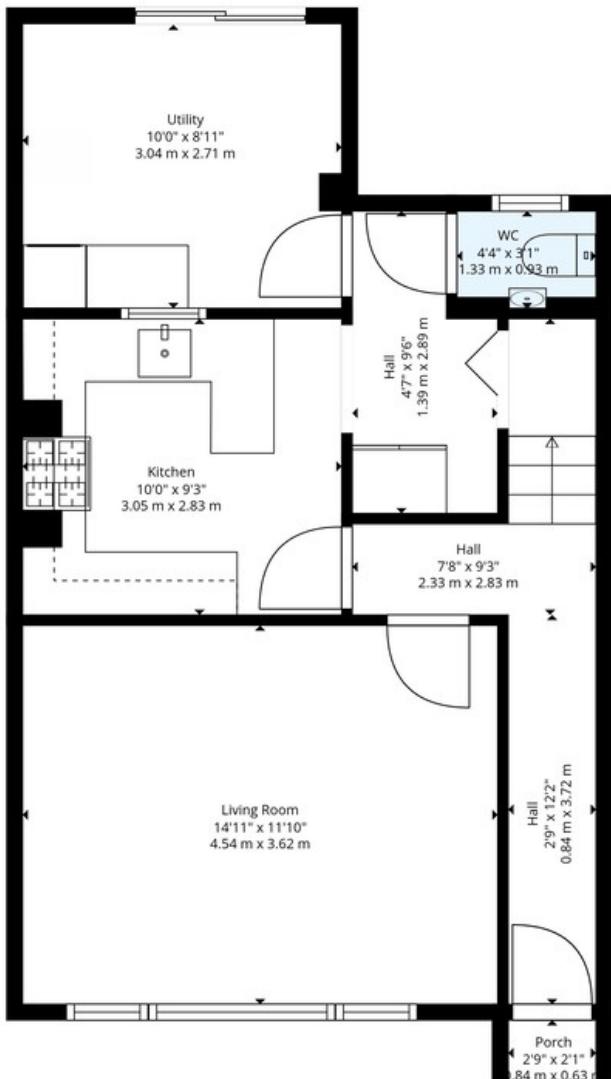
VIEWING

By prior appointment with the vendors agents -

DIAMOND MILLS & CO. (01394) 282281.







**DIAMOND
MILLS**
Established 1908

TOTAL: 815 sq. ft, 76 m²
1st floor: 416 sq. ft, 39 m², 2nd floor: 399 sq. ft, 37 m²
EXCLUDED AREAS: UTILITY: 89 sq. ft, 8 m², PORCH: 6 sq. ft, 1 m², WALLS: 106 sq. ft, 9 m²

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