



16 Philip Avenue, Felixstowe, Suffolk, IP11 2PE

£215,000 FREEHOLD

**DIAMOND
MILLS**
Established 1908

A rarely available one-bedroom semi-detached bungalow thoughtfully modernised by the current vendor and presented in excellent decorative order throughout. This charming home benefits from a sun-soaked south-facing garden, off-road parking, and a private garage, making it as practical as it is appealing. Ideal for those seeking comfortable, low-maintenance living, this property would make a perfect first-time purchase or a strong buy-to-let investment. Early viewing is highly recommended to fully appreciate all that is on offer.

Key Features:

One bedroom

Contemporary shower room

Open-plan kitchen / dining / living area

Off-road parking and garage

South-facing garden

Ideal first-time purchase or buy-to-let investment

EPC rating C

Gas-fired central heating

Viewing advised

ENTRANCE LOBBY

10' 8" x 7' 10" (3.25m x 2.39m)

OPEN PLAN KITCHEN LIVING ROOM

22' 1" x 15' 8" (6.73m x 4.78m)

SHOWER ROOM

THE BEDROOM

10' 3" x 10' 3" (3.12m x 3.12m)

OUTSIDE

To the front of the property there is a block paved driveway providing off street parking and there is a single garage off the driveway.

The SOUTH FACING rear garden is mainly laid to lawn with a decked seating area adjoining a block paved patio area and is fully enclosed by fencing.

ENERGY PERFORMANCE CERTIFICATE

The current energy efficiency rating is C (70) with a potential rating of B (88), and the current energy performance certificate is valid until 30th August 2034.

COUNCIL TAX BAND

Band "A".

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.





