



**23b Gosford Way, Felixstowe, Suffolk, IP11 9PB**

**£290,000 FREEHOLD**

**DIAMOND**

**MILLS**

*Established 1908*

An extended semi-detached bungalow offered for sale with no onward chain and a good size southwest facing rear garden, and parking at rear of property also a modern kitchen and bathroom.

The accommodation in brief comprises entrance hall, lounge, kitchen / dining room, three bedrooms and bathroom. Heating is supplied in the form of gas fired central heating to radiators and windows are of double-glazed construction.

The property is conveniently located in Old Felixstowe close to local amenities with a small parade of shops on High Road East and is approximately 1.5 miles to the town centre.

Viewing is highly recommended to appreciate the accommodation on offer.

#### **FRONT GARDEN**

Mainly laid to lawn with path leading to entrance door, side access leading to rear garden. UPVC door opening to:-

#### **ENTRANCE HALL**

Laminate flooring, radiator, access to loft hatch, airing cupboard.

#### **LIVING ROOM 15' 6" X 10' 10" (4.72M X 3.3M)**

Laminate flooring, radiator, window to the front aspect, T.V point, electric feature fireplace with surround.

#### **BEDROOM 2. 9' 9" X 7' 11" (2.97M X 2.41M)**

Laminate flooring, radiator, window to the front aspect.

#### **BATHROOM 6' 1" X 5' 7" (1.85M X 1.7M)**

Modern white suite comprising low level W.C., wash hand basin, panelled bath with electric shower overhead, part tile walls, tiled flooring, heated towel rail, shaver point, extractor fan, obscured window to the side aspect.

#### **BEDROOM 1. 11' 4" X 11' 3" INTO WARDROBE (3.45M X 3.43M)**

Laminate flooring, radiator, window to the side aspect, built-in wardrobes.

#### **KITCHEN 11' 4" X 10' 11" (3.45M X 3.33M)**

Fitted worktops with storage units above and matching storage units and drawers below, stainless steel sink units with mixer tap and single drainer, integrated dishwasher, space and plumbing for a washing machine and space for freestanding fridge freezer, integrated oven with gas hob and extractor above, tiled splashbacks, radiator, laminate flooring an opening into:-

#### **DINING ROOM 8' 9" X 8' 8" (2.67M X 2.64M)**

Laminate flooring, French doors opening to the rear garden, door leading to:-

#### **BEDROOM 3. 9' 2" X 8' 9" (2.79M X 2.67M)**

Laminate flooring, radiator, window to the rear aspect.

#### **SOUTH WEST REAR GARDEN**

Upon entering from the dining room you are met with a good size patio area, mainly lawned with fencing to the boundaries, southwest facing, outside tap, garden shed, built-in BBQ and bar area, rear access gate leading to the parking area.

#### **COUNCIL TAX BAND**

Band B.

#### **ENERGY PERFORMANCE CERTIFICATE**

The current energy efficiency rating is C (71) with a potential rating of B (86) and the current energy performance certificate is valid until 29th September 2032.

**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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