



17 Sandy Close, St. Martins Green, Trimley St. Martin, Felixstowe, IP11 0UJ

£275,000 FREEHOLD

**DIAMOND
MILLS**
Established 1908

A well-presented two-bedroom detached bungalow with good sized garden, off road parking and garage situated in a small close off St. Martins Green. The accommodation includes a living room, garden room, kitchen, two bedrooms and a bathroom. There will be no onward chain.

PORCH (W)

HALL

The airing cupboard housing the pre-lagged copper hot water cylinder and fitted immersion heater is in the hall. Radiator.

LIVING ROOM (W & E INTO GARDEN ROOM)

11' x 11' 9" (3.35m x 3.58m) The seating area measures 11'x11'9" plus a dining area measuring 9' x 7'6". These two areas make this room a spacious light living room. There is a radiator and door to the garden room.

GARDEN ROOM

8' x 7' 3" (2.44m x 2.21m) With electric heater.

KITCHEN (E)

8' 6" x 6' 6" (2.59m x 1.98m) Fitted with a range of wall and base units with inset stainless steel sink unit. There is an electric cooker point in the kitchen. The Concord gas fired boiler is also in the kitchen.

BEDROOM (W)

11' 9" x 8' 6" (3.58m x 2.59m) There is a radiator in this room

BEDROOM (E)

11' 9" x 8' 6" (3.58m x 2.59m) This bedroom looks out over the rear garden. there is a radiator in this room.

BATHROOM (E)

8' 6" x 4' 9" (2.59m x 1.45m) Fitted with a three-piece white suite comprising panel bath with shower attachment, vanity unit with wash basin, low level WC and radiator.

OUTSIDE

There is off road parking in front of the garage. The front garden is laid to lawn.

GARAGE

16' 9" x 8' 6" (5.11m x 2.59m) With power and light connected, up and over door and courtesy door to rear.

REAR GARDEN

There is access either side of the bungalow to the rear garden. The gardens have been landscaped and well maintained. Features include a main lawn with borders, a patio, shed, summer house and pergola.

ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is xxx with potential of xxx which is valid until April 2036

COUNCIL TAX BAND

C

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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Floor plan here.