



33 Longcroft, Felixstowe, Suffolk, IP11 9QH

£212,000 FREEHOLD

**DIAMOND
MILLS**

Established 1908

A rare opportunity to purchase this very well presented two-bedroom terraced house with a SINGLE GARAGE, located in a quiet cul-de-sac of Walton. The property has been maintained to a high standard and would ideally suit a first-time buyer, downsizer or investment purchase.

UPVC sealed unit double glazed entrance door to:-

ENTRANCE HALL

Laminate wood flooring. Built-in airing cupboard housing lagged hot water cylinder.

CLOAKROOM

White suite comprising low level WC and wash hand basin. Tiled floor. Built-in storage cupboard.

KITCHEN

7' 7" x 7' 5" (2.31m x 2.26m) Range of matching cupboards and drawers with work surfaces over. Inset stainless steel one and a half bowl sink unit with mixer tap. Tiled splash backs. Oven with four ring gas hob with extractor hood above. Tiled flooring. Plumbing for washing machine. Radiator. Cupboard housing wall mounted gas fired boiler. UPVC sealed unit double glazed window to front aspect.

LOUNGE

14' 2" x 13' 2" (4.32m x 4.01m) Radiator. Staircase to first floor. UPVC sealed unit double glazed doors to:-

CONSERVATORY

9' 10" x 7' 10" (3m x 2.39m) UPVC sealed unit double glazed doors to rear garden. Tiled flooring.

FIRST FLOOR LANDING

Radiator.

BEDROOM 1

10' 9" x 10' 6" (3.28m x 3.2m) Laminate wood flooring. Radiator. UPVC double glazed window to rear aspect. Radiator. Built-in wardrobe.

BEDROOM 2

12' 00" INTO BAY REDUCING TO 9'9" x 7' 2" (3.66m x 2.18m) Double glazed window to front aspect. Radiator. Access to loft space.

BATHROOM

White suite comprising low level WC, wash hand basin and panelled bath. Radiator. Fully tiled walls. Double glazed window to front aspect.

OUTSIDE

To the front of the property is an area of lawn with a pathway to the entrance.

REAR GARDEN

An enclosed rear garden mainly laid to lawn with a paved patio area. Timber fencing to boundaries.

SINGLE GARAGE TO FRONT

Up & over door to front.



COUNCIL TAX BAND

Band "B".

ENERGY PERFORMANCE CERTIFICATE

The current energy efficiency rating is C (74) with a potential rating of A (92) and the current energy performance certificate is valid until *****.

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.





