



**145 Grange Road, Felixstowe, IP11 2PU**

**£250,000 FREEHOLD**

**DIAMOND  
MILLS**  
*Established 1908*

**A 3-Bedroom Family Home in a prime Felixstowe location perfectly positioned for family life and convenience, this well-proportioned three-bedroom semi-detached residence offers a fantastic opportunity to secure a home in one of Felixstowe's most accessible areas. The property features a bright and airy layout, a generous private rear garden with access to an en-block garage, and the classic appeal of a traditional semi-detached build. Situated just a stone's throw from Grange Primary School and local convenience stores, and with excellent transport links directly to the town centre and seafront. This home is an ideal choice for first-time buyers, growing families, or savvy investors looking for a property with easy rental opportunities.**

#### **ENTRANCE HALL**

A welcoming entrance via the front door, featuring space for coat and shoe storage. The hallway provides access to the primary ground-floor living areas and stairs leading to the first floor, with under-stairs storage cupboard.

#### **SITTING ROOM**

11' 4" x 12' 11" (3.45m x 3.94m) A bright and spacious sitting room located at the front of the property. Large bay windows allow for an abundance of natural light.

#### **KITCHEN/DINER**

10' 0" x 18' 10" (3.05m x 5.74m) A well-proportioned kitchen featuring a range of base and wall-mounted units. The layout offers ample room for essential appliances (oven, hob, fridge-freezer, dishwasher and washing machine) Stainless steel sink with outlook to rear garden. Also, space for a dining table.

#### **CONSERVATORY**

8' 8" x 10' 3" (2.64m x 3.12m) A good sized conservatory to enjoy the afternoon sun with room for extra storage.

#### **BEDROOM**

9' 10" x 10' 3" (3m x 3.12m) A generous double bedroom positioned at the front of the house. This room offers plenty of space with built in wardrobes.

#### **BEDROOM**

10' 0" x 9' 11" (3.05m x 3.02m) Another generous sized double bedroom positioned at the rear of the house.

#### **BEDROOM**

6' 10" x 8' 3" (2.08m x 2.51m) Smallest of the bedrooms.

#### **BATHROOM**

0' 0" x 0' 0" A clean and functional family bathroom with a bath and an overhead shower, washbasin, and low-level WC, complemented by tiled splashbacks and an obscured glass window for privacy.

#### **OUTSIDE**

A generous rear garden offers a private outdoor retreat. Mostly laid lawn with a patio area. A safe and enclosed space for children to play and with access to the en-block garage.



### **ENERGY PERFORMANCE CERTIFICATE**

The current EPC rating is C (69) with a potential of B (85) 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**

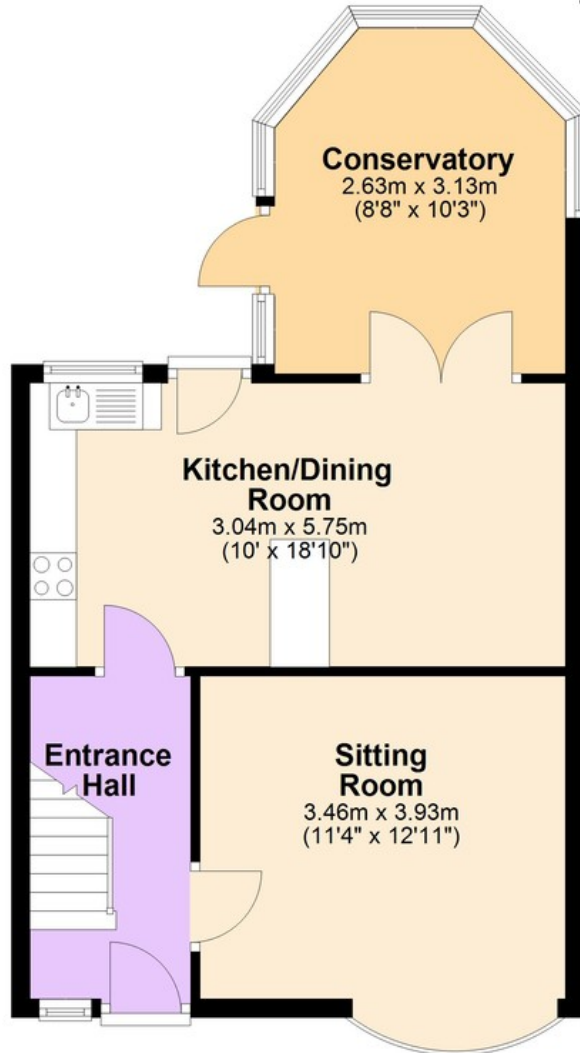
By prior appointment with the vendors agents -  
**DIAMOND MILLS & CO. (01394) 282281.**





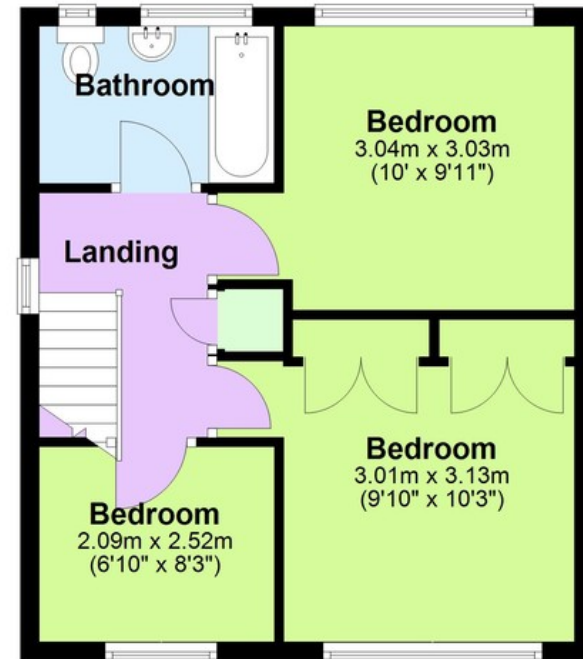
### Ground Floor

Approx. 49.2 sq. metres (529.1 sq. feet)



### First Floor

Approx. 38.7 sq. metres (416.5 sq. feet)



Total area: approx. 87.8 sq. metres (945.5 sq. feet)