



22 Holland Road, Felixstowe, Suffolk, IP11 2AZ

£300,000 FREEHOLD

DIAMOND

MILLS

Established 1908

A rarely available three storey five-bedroom Victorian terraced house with the sea front at the end of the road.

Properties of this nature are ideal family homes or popular for HMO (house of multiple occupancy) conversion subject to planning consent.

ENTRANCE HALL

LOUNGE

13' 8" x 12' 6" (4.17m x 3.81m)

DINING ROOM

12' 00" x 10' 6" (3.66m x 3.2m)

KITCHEN / BREAKFAST ROOM

11' 2" x 8' 3" (3.4m x 2.51m)

FIRST FLOOR ACCOMMODATION

FIRST FLOOR LANDING

BEDROOM ONE

15' 9" x 10' 6" (4.8m x 3.2m) Bay window to front aspect. French doors to balcony. Door to: -

ENSUITE SHOWER ROOM

BEDROOM TWO

12' 00" x 10' 6" (3.66m x 3.2m)

FIRST FLOOR BATHROOM SUITE

BEDROOM THREE

11' 2" x 8' 3" (3.4m x 2.51m)

SECOND FLOOR LANDING

BEDROOM FOUR

12' 3" x 9' 10" (3.73m x 3m)

SECOND FLOOR SHOWER ROOM

BEDROOM FIVE

13' 7" x 9' 7" (4.14m x 2.92m)

OUTSIDE

The front garden is enclosed by a brick-built wall and a quarry tiled path leads to the front entrance.

To the rear of the property is a courtyard garden mainly laid with artificial grass and is fully enclosed by fencing and there is a small patio, two sheds and a cold-water tap. A gate provides pedestrian access out to the rear passageway which leads out onto manning road.

COUNCIL TAX BAND

Band "C".

ENERGY PERFORMANCE CERTIFICATE

The current energy performance rating is C (71) with a potential rating of B (84) and the current energy performance certificate is valid until 6th May 2036.

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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