



**16 Ashground Close, Trimley St. Martin, Felixstowe, IP11 0YA**

**£165,000 FREEHOLD**

**DIAMOND  
MILLS**  
*Established 1908*

Situated in a quiet residential location in the sought-after village of Trimley St. Martin, this well-presented one-bedroom end-of-terrace property offers an excellent opportunity for first-time buyers, downsizers, or investors alike.

Having been thoughtfully modernised, the home benefits from a contemporary kitchen and bathroom, generous outdoor space, and the rare advantage of two allocated parking spaces.

**ENTRANCE HALL**

9' 6" x 2' 7" (2.9m x 0.79m)

**LIVING ROOM**

15' 2" x 13' 3" (4.62m x 4.04m)

**KITCHEN**

6' 3" x 5' 10" (1.91m x 1.78m)

**BEDROOM**

8' 0" x 13' 3" (2.44m x 4.04m) With Built-in Wardrobe & Airing Cupboard.

**SHOWER ROOM**

6' 11" x 5' 10" (2.11m x 1.78m)

**OUTSIDE/GARDEN**

This property features three small garden areas situated at the front, side, and rear along with 2 allocated parking spaces in car park area.

**ENERGY PERFORMANCE CERTIFICATE**

The current EPC rating is E (42) with a potential of A (94) which is valid until June 2033.

**COUNCIL TAX BAND**

A

**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.**





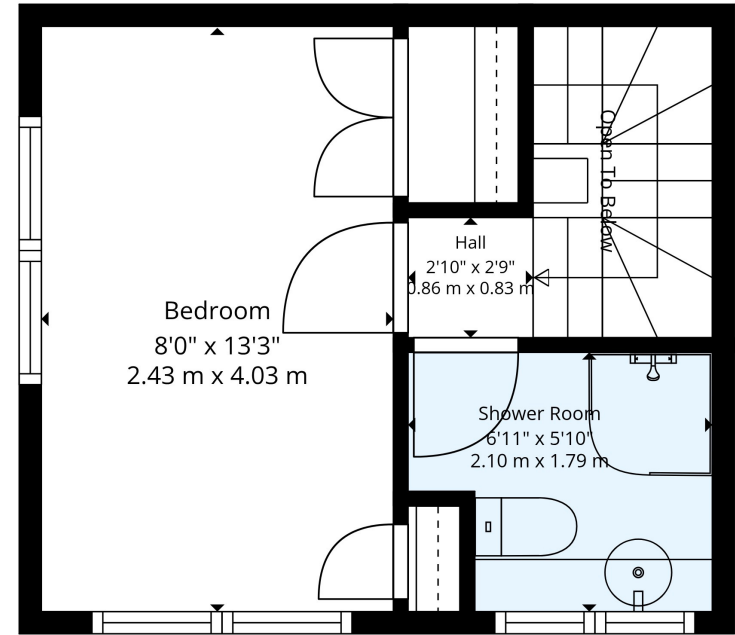
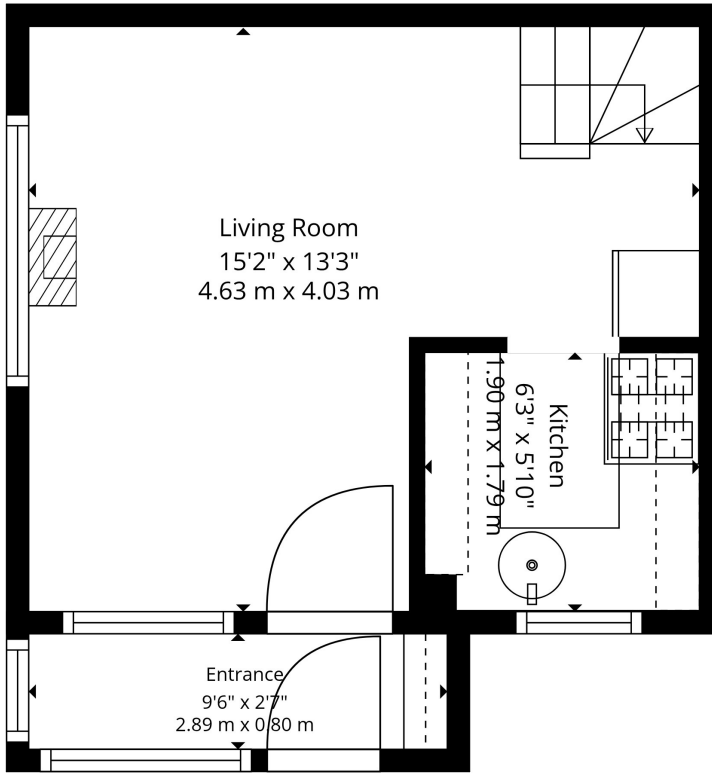


117 Hamilton Road, Felixstowe, Suffolk IP11 7BL Tel: (01394) 282281



[www.diamondmills.co.uk](http://www.diamondmills.co.uk) E-mail: [sales@diamondmills.co.uk](mailto:sales@diamondmills.co.uk)





**DIAMOND  
MILLS**  
*Established 1908*

**TOTAL: 431 sq. ft, 40 m2**  
1st floor: 231 sq. ft, 21 m2, 2nd floor: 200 sq. ft, 19 m2  
EXCLUDED AREAS: OPEN TO BELOW: 1 sq. ft, 0 m2, WALLS: 61 sq. ft, 5 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.