



9 Orford Road, Felixstowe, IP11 2DZ

£200,000 FREEHOLD

DIAMOND

MILLS

Established 1908

A well-presented two-bedroom mid terrace property finished to a good standard throughout, situated within a very short walk to Felixstowe beach, ideal as a first-time purchase or buy to let investment.

ENTRANCE HALL

Radiator in hallway, door feeding off to the lounge

LOUNGE

15' 5" x 11' 11" (4.7m x 3.63m) With radiator, UPVC double glazed window to double aspect, wall mounted gas fire, coved and smoothed ceiling.

Further door from entrance hall to kitchen diner.

KITCHEN/DINER

15' 4" x 8' 9" (4.67m x 2.67m) Tiled flooring, range of fitted eye and base level soft closing units, integral electric Smeg gas hob above and extractor hood, Hotpoint washing machine, NEFF dishwasher, tiled splash backs, UPVC double glazed window to rear aspect, spotlighting, TV point, under stairs storage, granite single sink drainer unit with waste disposal, plumbing for fridge.

SEPARATE W.C.

Small obscured UPVC window to rear aspect, fully tiled walls. Door leading to REAR GARDENS.

Staircase from entrance hall to first floor.

LANDING

Built-in cupboard housing BAXI combination boiler installed in 2008. UPVC double glazed window to rear aspect, loft access.

BEDROOM 1

12' 6" x 11' 11" (3.81m x 3.63m) Radiator, original cast iron fireplace, UPVC double glazed window to front aspect, coved and smoothed ceiling.

BEDROOM 2

9' 5" x 8' 10" (2.87m x 2.69m) Radiator, original cast iron fireplace, UPVC double glazed window to rear aspect, coved and smoothed ceiling, fuse box

SEPARATE W.C.

Tiled flooring, low level w.c, wash hand basin, fully tiled walls, spotlights, extractor fan.

FAMILY BATHROOM

Tiled flooring, double width shower cubicle, extractor fan above with rainfall shower. His and Hers sinks with wall mounted mirrored cupboards, bath unit with shower fitment, obscured UPVC double glazed window to front aspect, fully tiled walls, chromium heated towel rail, spot lighting.

FRONT GARDEN

Laid to slate borders with concrete path enclosed by low bearing front wall and path to front door.

REAR GARDEN

Paved patio area on concrete base, timber framed garden shed with light and power connected and fuse box, outside tap. Lawn area is enclosed by panelled fencing, railway sleepers forming slate shaped flower borders, wooden decking area, gate providing rear access to alleyway at rear, providing access from Pretyman Road.

ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is C (72) with a potential of B (90) which is valid until June 2036

COUNCIL TAX BAND

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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.



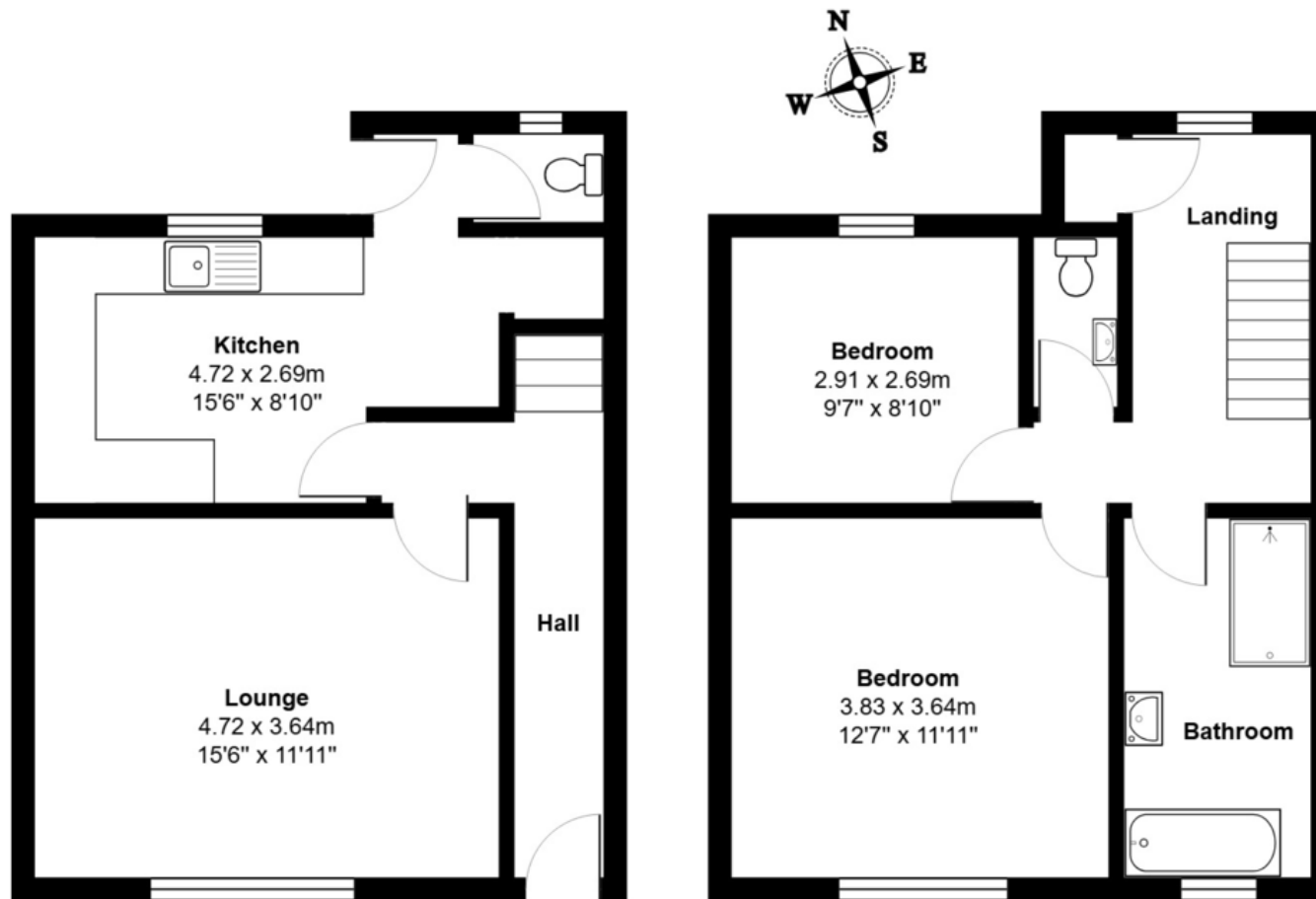


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Total Area: 80.8 m² ... 870 ft²