

20 Cornwall Road, Felixstowe, IP11 9AG

£230,000 FREEHOLD

DIAMOND MILLS
Established 1908

Diamond Mills are pleased to offer this three-bedroom semi-detached home, competitively priced to encourage an early sale. With an impressive open-plan kitchen and family room, character features and scope for further improvement, the property offers an excellent opportunity for buyers looking to put their own stamp on a home.

The standout feature is the welcoming kitchen, fitted with cream cabinetry, wood worktops and a Belfast-style sink, complemented by distinctive chequered flooring. Opening directly into the spacious family room, this sociable layout provides a lovely setting for everyday living and entertaining. A separate bay-fronted sitting room, featuring an exposed brick fireplace, offers an additional space to relax.

The ground floor also includes an entrance hall and a bathroom with a shower over the bath. Upstairs are three well-proportioned bedrooms and a separate WC. New carpeting upstairs is a welcome improvement, although one bedroom requires decorating and the WC flooring remains to be fitted.

Outside, the enclosed rear garden includes paved areas and a covered patio. It requires attention but offers plenty of potential to create an attractive space for outdoor seating and entertaining. The property has neither a garage nor off-road parking.

HALL
3' 2" x 13' 1" (.98m x 4m)
LIVING ROOM
13' 0" x 13' 7" (3.98m x 4.15m)
FAMILY ROOM
16' 5" x 12' 4" (5.01m x 3.77m)
KITCHEN
9' 8" x 10' 6" (2.96m x 3.22m)
BATHROOM
5' 6" x 7' 4" (1.70m x 2.25m)
BEDROOM
15' 3" x 11' 4" (4.67m x 3.46m)
BEDROOM
9' 3" x 12' 4" (2.82m x 3.78m)
BEDROOM
9' 9" x 10' 2" (2.98m x 3.10m)
WC
3' 8" x 2' 7" (1.14m x 0.81m)

ENERGY PERFORMANCE CERTIFICATE
The EPC rating is a D (62) with potential of a C (74) which is valid until October 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.

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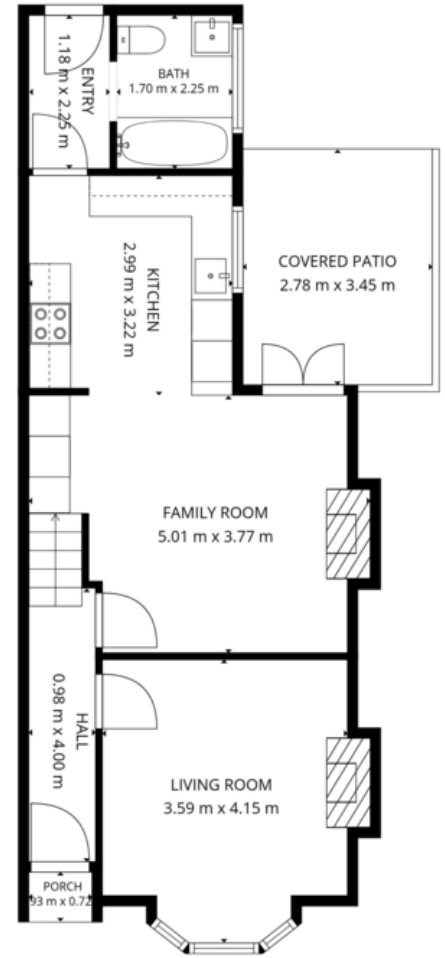


117 Hamilton Road, Felixstowe, Suffolk IP11 7BL Tel: (01394) 282281

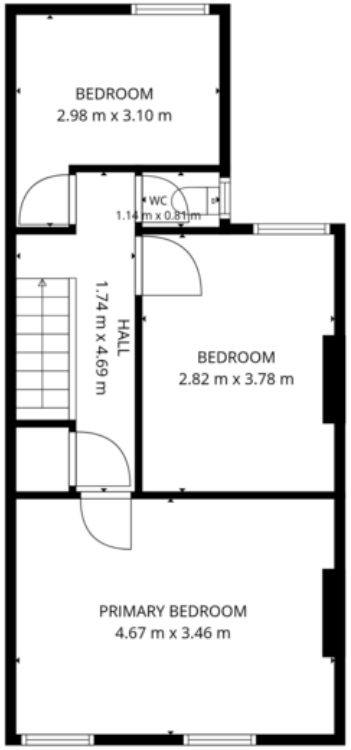
www.diamondmills.co.uk E-mail: sales@diamondmills.co.uk

RICS

rightmove.co.uk



Ground floor



1st floor

TOTAL: 75 m2

Ground floor: 38 m2, 1st floor: 37 m2

EXCLUDED AREAS: LIVING ROOM: 14 m2, COVERED PATIO: 10 m2, PORCH: 1 m2, FIREPLACE: 2 m2, BEDROOM: 7 m2, WALLS: 10 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.