



42 Cobbold Road, Felixstowe, IP11 7EL

£375,000 FREEHOLD

**DIAMOND
MILLS**
Established 1908

A substantial semi-detached Victorian house requiring updating with five double bedrooms and facilities on all three floors. The property is situated in Felixstowe town centre with a garage and a car port at the rear.

RECEPTION HALL

With stairs to first floor, doors to reception rooms and door to cellar.

LIVING ROOM

16' x 12' 6" (4.88m x 3.81m) Into the bay. The focal point of the room is an open fireplace with ornate surround. Bay window to front. Radiator.

DINING ROOM

12' 9" x 10' 6" (3.89m x 3.2m) This room has an ornate feature fireplace. Radiator. Window and door to rear.

KITCHEN/BREAKFAST ROOM

20' x 10' 9" (6.1m x 3.28m) Fitted with a range of wall and base units and an inset stainless steel sink unit. The appliances include a five-ring gas hob with hood over and a double oven. There is space and plumbing for a dish washer. There are two radiators in this room, an external door and a door to the utility room.

UTILITY ROOM

The Ideal Classic gas fired boiler is in the utility room and there is plumbing for a washing machine. A door leads to the cloakroom.

CLOAKROOM

Fitted with a low-level WC and a wash basin. Window to rear.

FIRST FLOOR LANDING

The stairs rise to the second floor from this landing. Radiator.

BEDROOM

16' 6" x 16' 3" (5.03m x 4.95m) including bay. Bay window and second window to front. Radiator.

BEDROOM

16' 6" x 10' 9" (5.03m x 3.28m) Another double room with feature fireplace and radiator. Window to rear.

BEDROOM

12' 9" x 10' 6" (3.89m x 3.2m) Another double room with feature fireplace and radiator. Window to rear.

BATHROOM

10' 3" x 5' 9" (3.12m x 1.75m) Fitted with a suite comprising bath with electric shower over, wash basin and low-level WC. Extractor and radiator. Window to rear.

SECOND FLOOR LANDING

With radiator and access to loft void.

BEDROOM

12' x 10' 6" (3.66m x 3.2m) Another double room with two windows to the front and a radiator.

BEDROOM

13' x 10' 9" (3.96m x 3.28m) With feature fireplace, radiator, window to side and roof light.

SHOWER ROOM

13' 9" x 7' 3" (4.19m x 2.21m) Fitted with a three piece white suite comprising shower cubicle, wash basin and low level WC. Roof light and radiator.

OUTSIDE

There is a small front garden set behind a low brick wall, and a path leads to the front door.

The gardens to the rear are enclosed. There is a side access and access to the garage and car port.

CAR PORT AND GARAGE

There is access off Ranelagh Road to the car port and garage. There is power and light connected to the garage.

ENERGY PERFORMANCE CERTIFICATE

The current EPC is D (58) with a potential of B (85) which is valid until 1st May 2035

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.

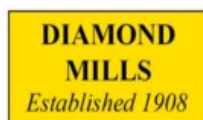
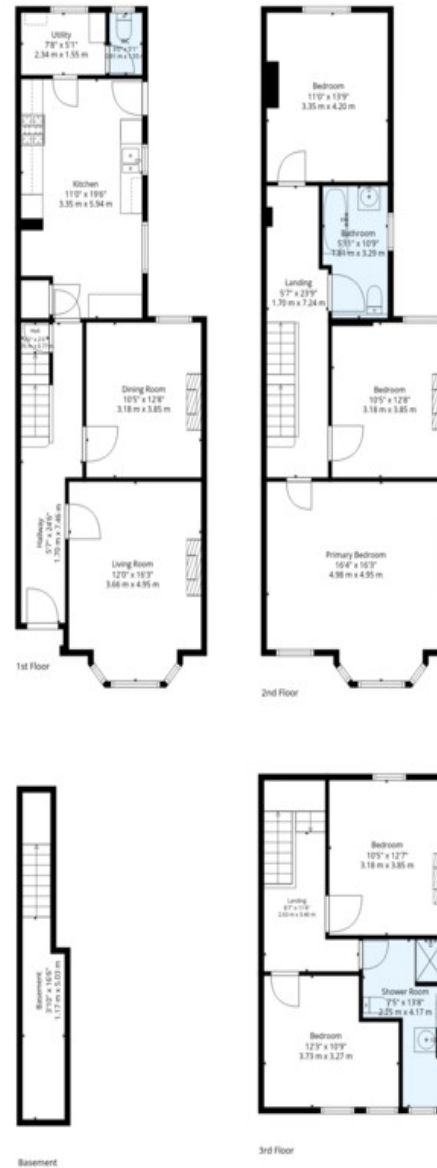
VACANT POSSESSION ON COMPLETION

VIEWING

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







TOTAL: 1808 sq. ft, 168 m2
 Basement: 0 sq. ft, 0 m2, 1st floor: 682 sq. ft, 63 m2, 2nd floor: 730 sq. ft, 68 m2, 3rd floor: 396 sq. ft, 37 m2
 EXCLUDED AREAS: BASEMENT: 86 sq. ft, 8 m2, UTILITY: 39 sq. ft, 4 m2, LOW CEILING: 39 sq. ft, 4 m2,
 WALLS: 215 sq. ft, 19 m2