



1 White Horse Close, Felixstowe, Suffolk, IP11 9UJ

£295,000 FREEHOLD

**DIAMOND
MILLS**
Established 1908

Recently updated with a brand-new kitchen and utility room, this well-appointed two-bedroom detached bungalow is located in a quiet cul-de-sac in the sought-after area of Old Felixstowe. The property benefits from a garage, off-road parking, and a south-facing rear garden, making it ideal for comfortable, single-level living close to local amenities.

ENTRANCE HALL

BEDROOM 1

11' 1" x 9' 2" (3.38m x 2.79m)

BEDROOM 2

9' 2" x 8' 1" (2.79m x 2.46m)

UTILITY ROOM

LOUNGE

15' 10" x 11' 9" (4.83m x 3.58m)

BATHROOM

KITCHEN

10' 8" x 7' 5" (3.25m x 2.26m)

GARAGE

16' 9" x 8' 4" (5.11m x 2.54m)

OUTSIDE

The property benefits from a well-maintained rear garden, south facing and predominantly laid to lawn, with a selection of established shrubs providing colour and privacy. A patio area offers an ideal space for outdoor dining and entertaining.

COUNCIL TAX BAND

Band C.

ENERGY PERFORMANCE CERTIFICATE

The current energy performance rating is C (71) with a potential rating of B (88) and the current energy performance certificate is valid until 4th May 2035.

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

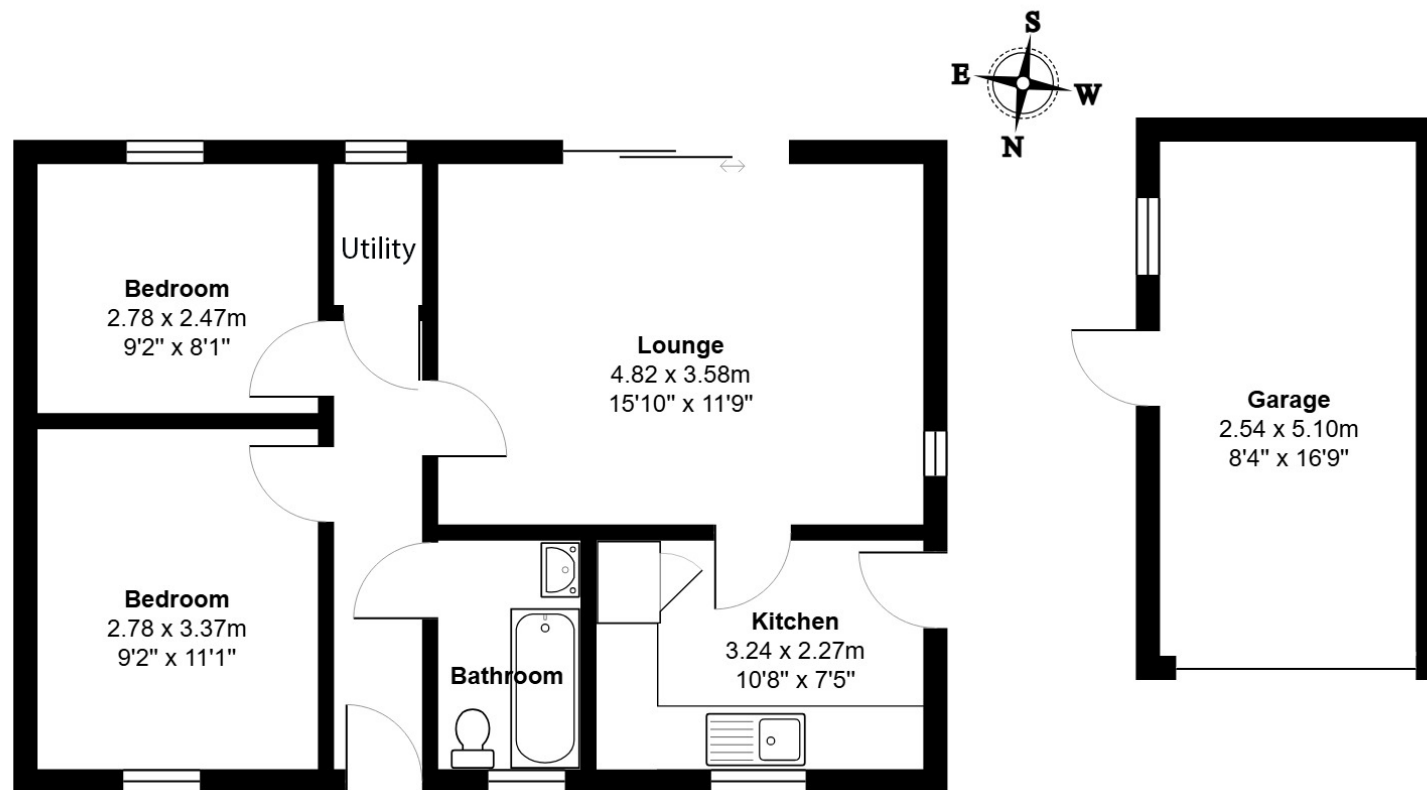
VIEWING

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

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Total Area: 65.7 m² ... 708 ft²