



85 Cornwall Road, Felixstowe, Suffolk, IP11 9AQ

£259,950 FREEHOLD

**DIAMOND
MILLS**

Established 1908

A well presented and extended single bay style semi detached house with three double bedrooms and a south facing rear garden. The accommodation briefly comprises entrance hall, lounge with opening to dining room, modern fitted kitchen, ground floor bathroom and three first floor double bedrooms.

The house is also ideally located for local schools and amenities and is set within half a mile of Felixstowe's railway station with a line to Ipswich and from there to London Liverpool Street within 75 minutes. The town centre is set within one mile of the property hosting a variety of restaurants and shops on Hamilton Road and Orwell Road.

ENTRANCE HALL

14' 3" x 2' 9" (4.34m x 0.84m)

LIVING ROOM

13' 6" x 11' 7" (4.11m x 3.53m)

DINING ROOM

14' 9" x 11' 11" (4.5m x 3.63m)

KITCHEN

10' 9" x 9' 11" (3.28m x 3.02m)

GROUND FLOOR BATHROOM

6' 11" x 5' 1" (2.11m x 1.55m)

UTILITY ROOM

13' 3" x 7' 4" (4.04m x 2.24m)

FIRST FLOOR LANDING

11' 11" x 5' 2" (3.63m x 1.57m)

BEDROOM ONE

14' 9" x 11' 5" (4.5m x 3.48m)

BEDROOM TWO

11' 11" x 9' 2" (3.63m x 2.79m)

BEDROOM THREE

9' 11" x 9' 4" (3.02m x 2.84m)

OUTSIDE

To the front of the property is a low maintenance, open plan garden with a pathway leading to the front entrance. Shared side access and pedestrian gate lead to the rear garden.

To the rear of the property there is a pleasant South facing garden, partially paved, central lawn with brick edging, external water tap, timber storage shed, external light and fencing to boundaries.

ENERGY PERFORMANCE CERTIFICATE

The current energy performance rating is E (49) with a potential rating of C (79), and the current energy performance certificate is valid until 10th August 2031.

COUNCIL TAX BAND

Band "B".

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

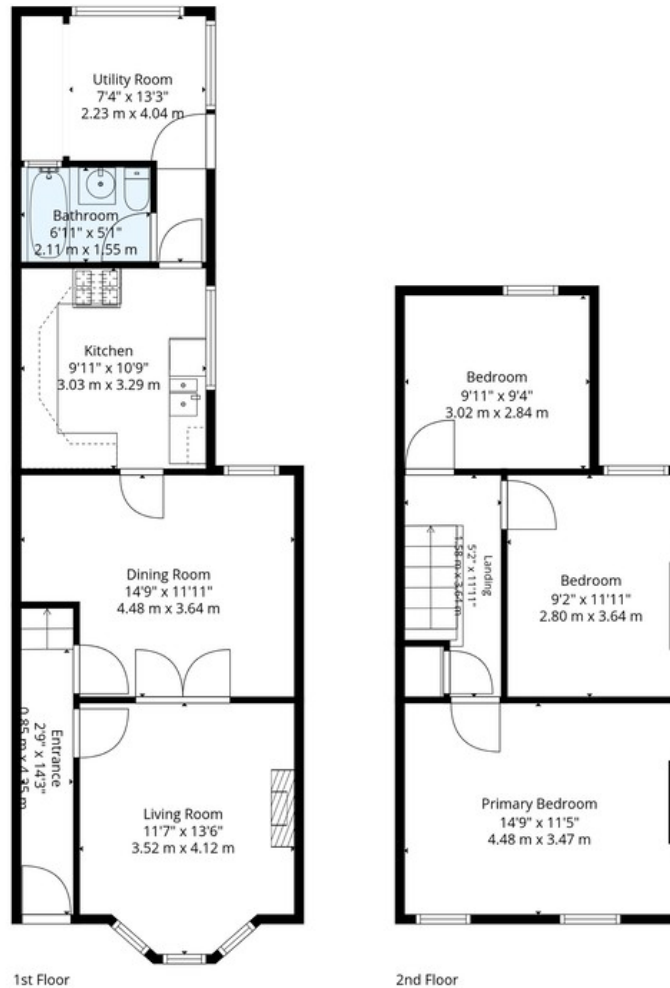
VIEWING

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

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TOTAL: 1049 sq. ft, 97 m2
1st floor: 605 sq. ft, 56 m2, 2nd floor: 444 sq. ft, 41 m2
EXCLUDED AREAS: WALLS: 114 sq. ft, 11 m2

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