

37 Rendlesham Road, Felixstowe, IP11 2YP

£130,000 FREEHOLD

DIAMOND MILLS
Established 1908

A UNIQUE ONE-BEDROOM HOME WITH MEZZANINE BEDROOM AND PRIVATE GARDEN.

Diamond Mills are pleased to offer this interesting and individually designed one-bedroom home, featuring an open-plan living area, mezzanine-style bedroom, private enclosed garden.

The property offers an unusual layout, with a particularly attractive feature being the high ceiling in the living room and the wooden staircase leading to the mezzanine bedroom above.

The accommodation comprises an entrance hallway, open-plan living room with fitted kitchen area, ground-floor bathroom and a first-floor bedroom overlooking the living accommodation below.

Outside, the property benefits from an enclosed garden, predominantly laid to lawn with established shrubs, planting and a seating area. There is also pedestrian side access.

The property could appeal to first-time buyers, single occupants, couples or investors seeking a distinctive home in Felixstowe.

ROOMS

LIVING ROOM – 11'11" x 13'6" (3.64m x 4.12m)

KITCHEN – 6'9" x 6'9" (2.06m x 2.06m)

BATHROOM – 5'9" x 6'5" (1.75m x 1.95m)

MEZZANINE BEDROOM – 8'7" x 13'6" (2.62m x 4.12m)

ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is D (62) with a potential of a A (92) which is valid until September 2028.

COUNCIL TAX BAND

A

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

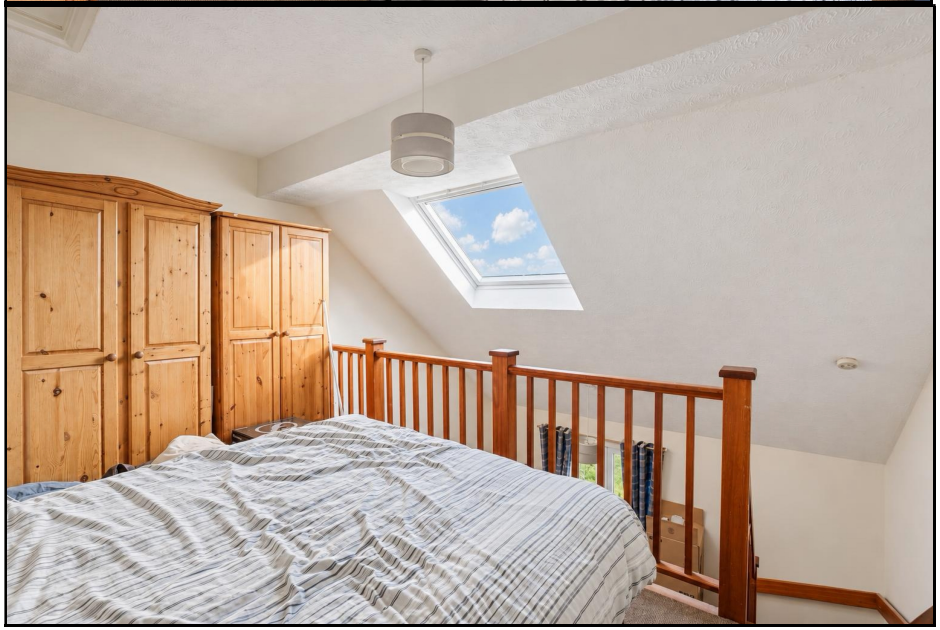
VIEWING

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

















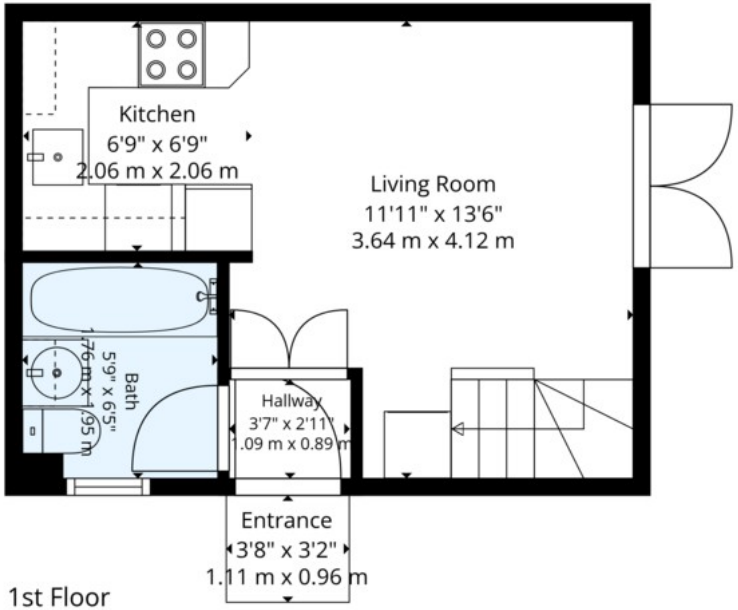


117 Hamilton Road, Felixstowe, Suffolk IP11 7BL Tel: (01394) 282281

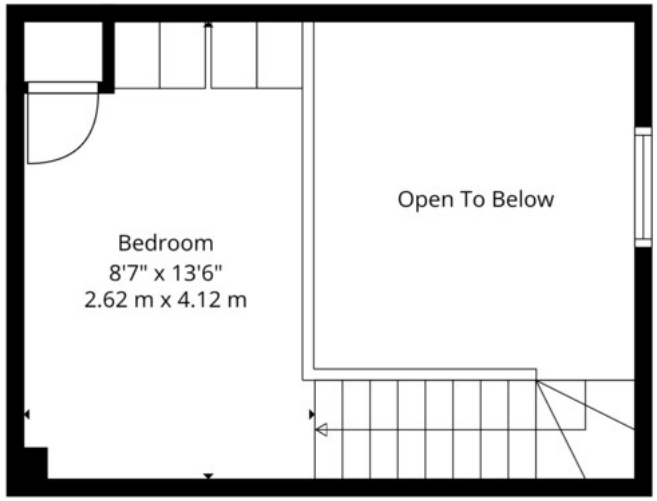
www.diamondmills.co.uk E-mail: sales@diamondmills.co.uk

RICS

rightmove.co.uk



1st Floor



2nd Floor

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TOTAL: 391 sq. ft, 37 m2
1st floor: 245 sq. ft, 23 m2, 2nd floor: 146 sq. ft, 14 m2
EXCLUDED AREAS: ENTRANCE: 12 sq. ft, 1 m2, OPEN TO BELOW: 99 sq. ft, 9 m2, WALLS: 64 sq. ft, 6 m2

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