



42 Ferry Road, Felixstowe, Suffolk, IP11 9LN

£350,000 FREEHOLD

**DIAMOND
MILLS**
Established 1908

Situated in a sought-after residential location of Old Felixstowe, a unique three bedroom semi detached chalet bungalow having been extended twice over the years to include a loft conversion and single storey extension, offering great scope for modernisation and offered for sale with vacant possession, no onward chain.

ENTRANCE HALL

BEDROOM 1

11' 8" x 11' 1" (3.56m x 3.38m)

BEDROOM 2

11' 00" x 11' 00" (3.35m x 3.35m)

KITCHEN

11' 8" x 11' 00" (3.56m x 3.35m)

PANTRY

BATHROOM

SEPARATE WC

DINING ROOM

11' 1" x 11' 00" (3.38m x 3.35m)

LOUNGE

12' 10" x 12' 2" (3.91m x 3.71m)

FIRST FLOOR BEDROOM (LOFT CONVERSION WITH DORMER)

12' 5" x 8' 4" (3.78m x 2.54m)

OUTSIDE

To the front of the property is a driveway laid with paving slabs and a concrete pathway leads to the front entrance. The front garden has a small parcel of lawn and is well stocked with various flowers and shrubbery. A pedestrian gate leads down the north side of the property to the rear garden.

The rear garden measures approximately 97' 00" in depth by 31' 00" in width (29.57m x 9.45m) and is predominately east facing and fully enclosed, a generous size and well established with a variety of shrubs and small trees and there is a mixture of panelled and wire fencing to boundaries. There are also two garden sheds included in the sale.

COUNCIL TAX BAND

Band C.

ENERGY PERFORMANCE CERTIFICATE

The current energy performance rating is D (66) with a potential rating of C (78), and the current energy performance certificate is valid until 15th June 2036.

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.

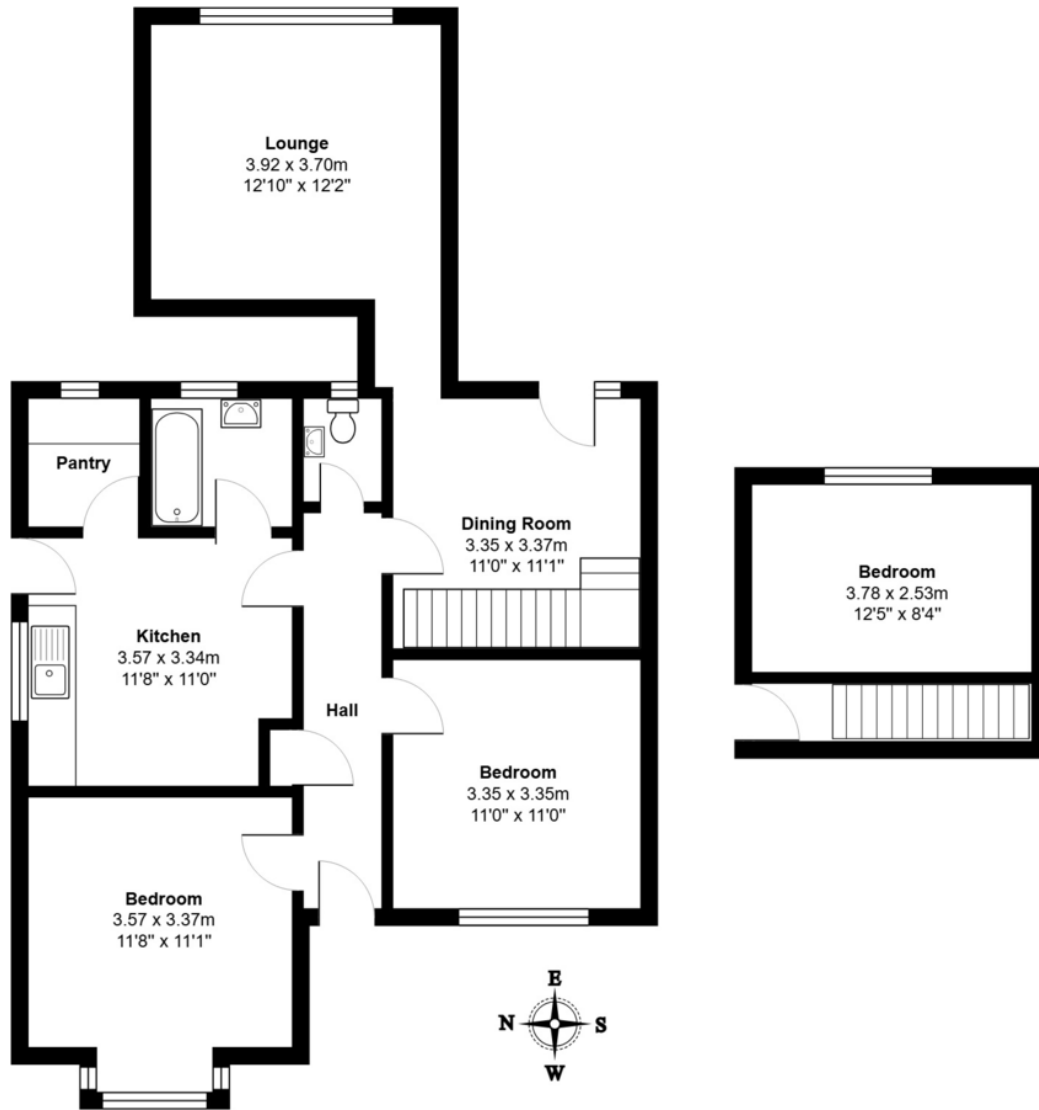
VACANT POSSESSION ON COMPLETION

VIEWING

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







Total Area: 93.5 m² ... 1006 ft²