



**26 Dellwood Avenue, Felixstowe, IP11 9HP**

**£550,000 FREEHOLD**

**DIAMOND  
MILLS**  
*Established 1908*

**Situated in a highly sought after residential location of Felixstowe, a rare opportunity to purchase this three-bedroom detached bungalow in need of updating and modernisation featuring a south facing rear garden. A driveway provides off road parking and leads down the west side of the property to a single garage.**

### **ENTRANCE PORCH**

### **ENTRANCE HALL**

### **LOUNGE / DINING ROOM**

19' 8" x 14' 9" (5.99m x 4.5m)

### **BEDROOM ONE**

14' 0" x 10' 2" (4.27m x 3.1m)

### **KITCHEN DINER**

13' 11" x 12' 2" (4.24m x 3.71m)

### **BEDROOM THREE / STUDY**

9' 11" x 6' 11" (3.02m x 2.11m)

### **BATHROOM**

White suite comprising low level WC, pedestal wash hand basin, bath with shower over.

### **BEDROOM TWO**

10' 7" x 9' 11" (3.23m x 3.02m)

### **SITTING ROOM / POTENTIAL BEDROOM**

18' 3" x 13' 00" (5.56m x 3.96m)

### **SHOWER ROOM**

Avocado suite consisting of a low-level WC, pedestal wash hand basin and a shower cubicle.

### **OUTSIDE**

The front garden is mainly laid to lawn with a low-level brick wall to the front boundary with a collection of shrubs to the east boundary and triangular shrub border to front.

There is a concrete pathway leading to the front entrance and a concrete driveway leads to the single garage and side door leading into the bungalow.

The rear garden is predominantly south facing and is mainly laid to lawn with a patio area adjoining the bungalow. The rear garden is also well stocked with shrubs and trees and offers a good degree of privacy.

### **SINGLE GARAGE**

18' 3" x 8' 5" (5.56m x 2.57m) Up and over door to front. Service door to rear.

### **COUNCIL TAX BAND**

Band "D".

### **ENERGY PERFORMANCE CERTIFICATE**

The current energy performance rating is E (49) with a potential rating of B (83) and the current energy performance certificate is valid until 4th May 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.**





