



2 James Boden Close, Felixstowe, Suffolk, IP11 9EN

£240,000 SOUTH FACING GARDEN & GARAGE

**DIAMOND
MILLS**

Established 1908

Situated in a quiet cul-de-sac, an immaculate three bedroom terraced house with a south facing rear garden and garage.

In addition to the three bedrooms further accommodation consists of entrance porch, entrance hall, lounge, fitted kitchen/dining room, double glazed conservatory and a modern first floor shower suite.

Windows throughout the property are of double glazed construction and heating is supplied in the form of gas fired central heating to radiators.

The property has gardens to both the front and rear aspect with the latter being mainly south facing and enclosed.

James Boden Close is a location convenient for access to Felixstowe's Main Town Centre which is located approximately 1 mile distance and also convenient for schools and bus routes.

DOUBLE GLAZED ENTRANCE DOOR LEADING TO:

ENTRANCE PORCH

4' 8" x 2' 9" (1.42m x 0.84m)

DOUBLE GLAZED DOOR LEADING TO:

ENTRANCE HALLWAY

10' 8" x 5' 5" (3.25m x 1.65m) Radiator, understairs storage cupboard, staircase leading to first floor landing, doors leading to:

LOUNGE

14' 7" x 13' 6" (4.44m x 4.11m) Radiator, central heating thermostat, double glazed window to front aspect, throughway leading to:

KITCHEN/DINING ROOM

19' x 11' 9" (5.79m x 3.58m) A spacious kitchen/dining room incorporating:

KITCHEN AREA

11' 9" maximum reducing to x 7' 9" x 11' 3" (3.58m x 3.43m) Fitted and comprising single drainer sink unit with mixer taps and cupboards under. A range of fitted drawers, cupboards, unit and work surfaces, plumbing for dish washer, space for free standing fridge/freezer, space for cooker, part tiled wall surfaces, large built-in shelved pantry, double glazed window to rear aspect and open access leading into:

DINING AREA

8' 5" x 7' 9" (2.57m x 2.36m) Radiator, double glazed window to rear aspect and double glazed door leading to:

CONSERVATORY

17' 6" x 8' 6" (5.33m x 2.59m) Of double glazed construction with brick base, radiator, fitted unit to one side, housing concealed plumbing for automatic washing machine and space for tumble dryer. French doors opening into rear garden.

FIRST FLOOR LANDING

Pull down loft ladder to loft space, single doored airing cupboard housing Baxi combi boiler, doors leading to:-

BEDROOM ONE

11' 4" plus wardrobe recess x 10' 1" (3.45m x 3.07m) Built-in wardrobe with four opening doors, further built-in wardrobe/storage cupboard, radiator, double glazed window to rear aspect.

BEDROOM TWO

12' 9" maximum reducing to 11' 9" x 8' 8" (3.89m x 2.64m) Radiator, built-in wardrobe/cupboard, double glazed window to front aspect.

BEDROOM THREE

9' 9" x 7' 1" (2.97m x 2.16m) Radiator, built-in wardrobe, double glazed window to front aspect.

SHOWER ROOM

10' 1" maximum reducing to 7' 9" x 5' 6" (3.07m x 1.68m) A fitted shower room with white suite, comprising AQUALISA mixer shower with drencher head, low level w.c., wash hand basin, heated towel rail/radiator, part tiled wall surfaces, double glazed window to rear aspect.

OUTSIDE

The property has gardens to both the front and rear aspect consisting of:

FRONT GARDEN

Mainly lawn enclosed by brick wall and independent pathway leading to front door.

REAR GARDEN

A pleasant and well maintained enclosed low maintenance garden featuring patio/terraced area, further slate border also housing a garden shed, having a gate allowing rear access and being enclosed by fencing.

GARAGE

The property is sold with a garage located in nearby block (Garage No.5) with up and over door.

AGENTS NOTE

The property also has the benefit of a solar energy system offering an income via feed-in tariff in addition to reduced energy bills. The 2.25kW solar panel system was installed in March 2012 and is currently receiving FIT payments of 71.85p/kWh, which equates to over £1,300 over the past 12 months.

SOLAR PANELS

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COUNCIL TAX BAND

Band B.

AGENTS NOTE

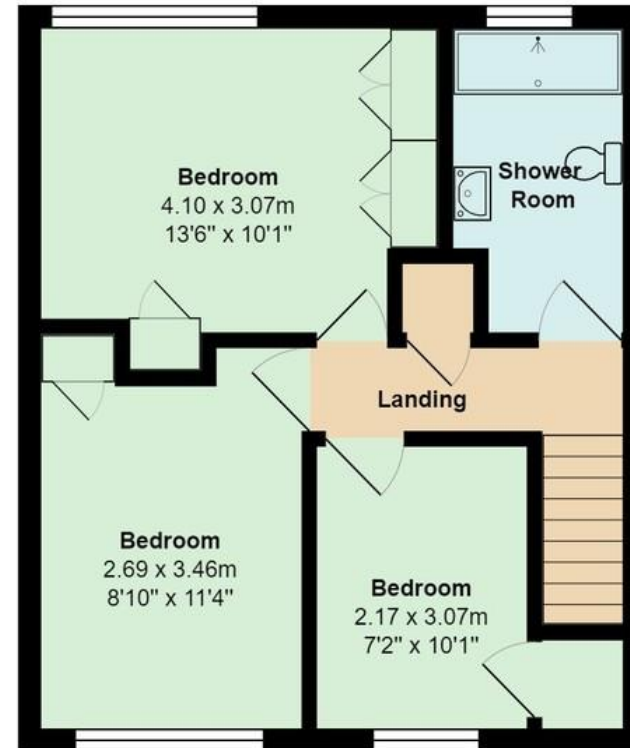
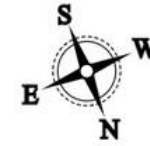
DIAMOND MILLS & CO. have not tested any electrical systems, appliances, plumbing or heating systems and cannot testify that they are in working condition.

VACANT POSSESSION ON COMPLETION

VIEWING

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





Total Area: 97.1 m² ... 1046 ft²

All measurements are approximate and for display purposes only