



**2 William Booth Way, Felixstowe, Suffolk, IP11 2FL**

**£295,000 FREEHOLD**

**DIAMOND  
MILLS**

*Established 1908*

**A well presented three bedroom extended semi detached house with off road parking and a larger than average garage (18'5" x 13'9").**

**ENTRANCE HALL**

7' 11" x 3' 7" (2.41m x 1.09m)

**LIVING ROOM**

15' 2" x 12' 2" (4.62m x 3.71m)

**KITCHEN DINER**

15' 4" x 9' 3" (4.67m x 2.82m)

**CONSERVATORY**

14' 00" x 10' 10" (4.27m x 3.3m)

**LAUNDRY ROOM**

7' 8" x 6' 8" (2.34m x 2.03m)

**GROUND FLOOR WC**

6' 8" x 2' 11" (2.03m x 0.89m)

**GARAGE**

18' 5" x 13' 9" (5.61m x 4.19m)

**FIRST FLOOR LANDING**

10' 2" x 5' 7" (3.1m x 1.7m)

**BEDROOM 1**

11' 4" x 9' 5" (3.45m x 2.87m)

**BEDROOM 2**

10' 7" x 9' 5" (3.23m x 2.87m)

**BEDROOM 3**

8' 5" x 6' 9" (2.57m x 2.06m)

**FIRST FLOOR BATHROOM**

5' 7" x 5' 6" (1.7m x 1.68m)

**COUNCIL TAX BAND**

Band B.

**ENERGY PERFORMANCE CERTIFICATE**

The current energy efficiency rating is C (70) with a potential rating of B (86) and the current energy performance certificate is valid until 31th May 2031.

**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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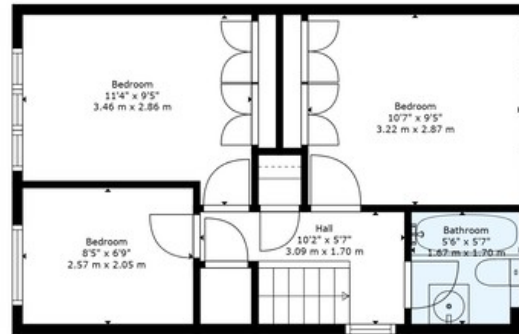




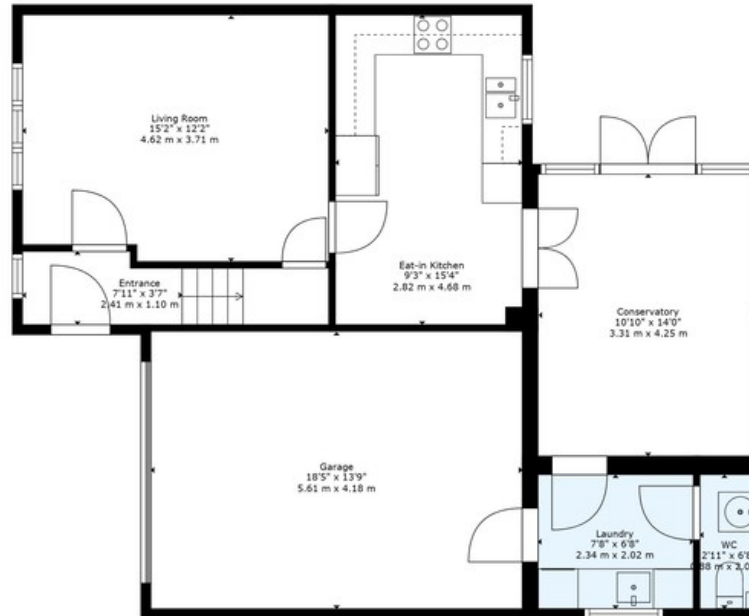




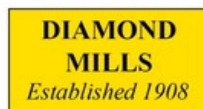




Floor 2



Floor 1



**TOTAL: 1000 sq. ft, 93 m2**  
**FLOOR 1: 620 sq. ft, 58 m2, FLOOR 2: 380 sq. ft, 35 m2**  
**EXCLUDED AREAS: GARAGE: 253 sq. ft, 23 m2**

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